

06 | DESIGN EVOLUTION

The masterplan proposals for Millfield End have been subject to some initial community consultation at the Great Barford Fun Day. This has enabled the local community of Great Barford to provide early input into the evolution of the Millfield End proposals. This chapter provides a summary of the design evolution.

September 2022 - Great Barford Fun Day

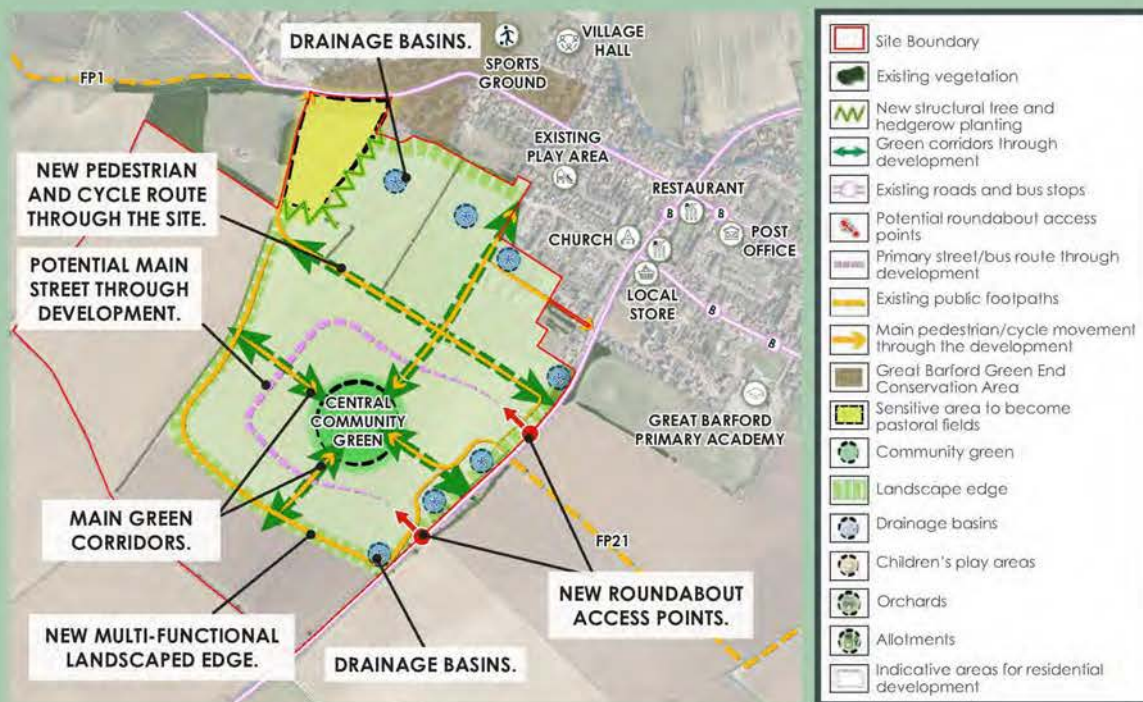
The Great Barford Fun Day, which was held on the 3rd of September 2022, was well attended and allowed delegates from the developer and consultant team to begin community engagement with local residents on the initial proposals for Millfield End.

At the event, three story boards setting out an initial high-level vision for Millfield End were displayed. One of the boards included a high-level design vision for Millfield End (Figure 6.1) based upon early thoughts on the opportunities and principles that may shape the proposals for the new neighbourhood. This design vision showed an initial concept for how the new homes at Millfield End could be centred upon a community green, with green corridors providing pedestrian and cycle connections to the new green. Other initial concepts included the opportunity for a new cycle and pedestrian route connecting Bedford Road with Green End Road

and the opportunity to create a new pastoral field adjacent to Green End Conservation Area.

In terms of masterplanning related matters, the positioning of the proposed community green was raised by a number of residents, who expressed concerns that it was located too far from the rest of the village. Related to this matter, a number of comments from residents concerned the desire for more community facilities. In particular, several community representatives, including members of Great Barford Parish Council, expressed their view that Millfield End should deliver a sports pitch with an associated pavilion.

As shown at Figure 6.2, the proposals for Millfield End were subsequently evolved to relocate the community green adjacent to the existing settlement edge, immediately to the west of Chapel Field where they would benefit from the opportunity to provide a new pedestrian link from Chapel Field to maximise the accessibility for existing residents. Addressing other comments received at the Fun Day, the relocated community green is also to be designed to accommodate a new sports pitch and an associated pavilion, further detail of which are set out in the following chapter.



49 **Figure 6.1** The initial concept for Millfield End presented at the Great Barford Fun Day.

Figure 6.2 The revised concept for Millfield End to address comments received at the Great Barford Fun Day.



December 2022 - Great Barford Neighbourhood Plan Steering Group Meeting

On 9th December 2022 Vistry and Axiom Developments, together with members of their consultant team, attended a meeting with the Great Barford Neighbourhood Plan Steering Group to discuss an early draft of the Development Brief and the emerging Concept Masterplan (Figure 6.3). The Concept Masterplan was prepared to show a clearer indication of the proposed location of the new homes and green and blue infrastructure.

The Neighbourhood Plan Steering Group were invited to provide comment on the emerging Concept Masterplan. The Concept Masterplan was well received by the Neighbourhood Plan Steering Group, who were in agreement with the proposed location of the new homes and green and blue infrastructure. During the meeting, they did request that allotments were provided on-site.



Figure 6.3 The initial Concept Masterplan presented to the Great Barford Neighbourhood Plan Steering Group in December 2022.

Figure 6.4 The Concept Masterplan presented to the Great Barford Neighbourhood Plan Steering Group in March 2023.



March 2023 - Great Barford Neighbourhood Plan Steering Group Meeting

On 1st March 2023 a further meeting was held between Great Barford Neighbourhood Plan Steering Group and Vistry, Axiom Developments and members of their consultant team. The meeting was focussed upon reviewing a second draft of the Development Brief and the next iteration of the Concept Masterplan (Figure 6.4), which had been developed and refined to show more developed green infrastructure proposals for Millfield End, including the inclusion of on-site allotments and a community orchard.

Feedback received during the meeting highlighted the opportunity to sub-divide and relocate the proposed community orchard into two or three smaller areas to be located throughout the Site. The Steering Group also highlighted the importance of ensuring that sufficient car parking is provided serving the allotments and sports facilities.

The Concept Masterplan contained in the following chapter shows how smaller areas of orchards are to be located throughout Millfield End. The following chapter also provides information on car parking requirements, including the minimum provision to serve the sports facilities in the community green.

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APPENDIX G

SITE NAME RESEARCH REPORT





GREAT BARFORD WEST

SITE NAME RESEARCH

APRIL 2023

Document Production Record			
	Name	Signature / Initials	Date
Prepared by:	Emily Taylor	<i>Emily T</i>	04/04/2023



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1. Introduction

Vistry Group and Axiom Developments have been working together to progress the proposals for Great Barford West, which is allocated for 500 new dwellings under Policy H1 of the Great Barford Neighbourhood Plan.

As part of this process, we have been working to bring forward a Development Brief and Design Code for the site, which sets out the key principles and parameters for the future development and explains how these meet local and national planning policies.

Ongoing engagement with the local community has been undertaken during the process of preparing the Development Brief and Design Code, which included our attendance at the Great Barford Neighbourhood Fun Day on Saturday 3rd September 2022.

As a result of the feedback obtained throughout this consultation period, we are now undertaking a process to determine a name and identity for the site and scheme.

A key consideration is to ensure that the name sits well with the surrounding communities and rural environment. As such, we have undertaken comprehensive local research, which includes seeking information directly from those key stakeholders who live and work in the area.

This report details some of the information that we have gathered as part of this consultation process, and suggestions for the naming of the site and Development Brief and Design Code.



2. Individual local stakeholders

The stakeholders below were contacted as part of our consultation to name the Great Barford West site. This was to help understand key local priorities and aspirations for the name, as well as to understand further the local heritage and history of the site and Great Barford as a settlement.

2.1 Bedford Borough Council (BBC)

- a. Elected members
 - o Cllr Charles Royden, Portfolio Holder for Environment, Highways and Transport
 - o Cllr Henry Vann, Portfolio Holder for Town Centres and Planning
 - o Cllr Stephen Moon, Ward Member for Great Barford
- b. Officers
 - o Vanessa Clarke, Senior Archaeologist
 - o Matthew Tuohy, Historic Environment Record Officer

2.2 Great Barford Parish Council

- o Graham Pendrey, Chairman at Great Barford Parish Council, as well as other members of the Neighbourhood Plans team, including Mr Duncan Edgar

2.3 Local amenity groups

- o Bedford Architectural, Archaeological and Local History Society
- o Albion Archaeology
- o The Wildlife Trust for Beds, Cambs and Northants
- o CPRE Bedfordshire – The Countryside Charity
- o Bedfordshire Rural Communities Charity
- o Great Barford Scout Group
- o Great Barford Girl Guides – Bedfordshire Girlguiding
- o Great Barford Women's institute



3. Responses from individuals contacted

This section sets out the responses that we received from individuals contacted. The response level was relatively low, however those who did provide information included very helpful knowledge of the local area, and a number of maps which can be found in the appendices.

3.1 Elected representatives

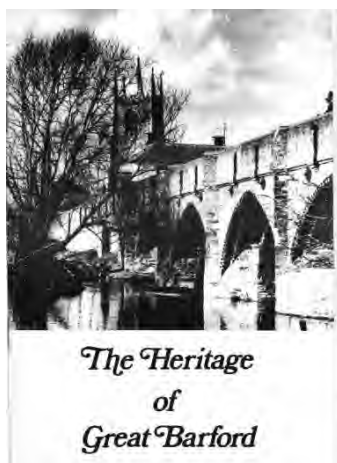
a. Great Barford Parish Council

The responses from Great Barford Parish Council suggested that any place name should include the name 'Millfield' as much of the development is on land which was once named Mill Fields. The Parish Council provided a map from the 19th century where this is shown. This can be found at Appendix A.

Mr Duncan Edgar, Parish Councillor and member of the Neighbourhood Plans Group, highlighted that there is also a Mill Brook on the other side of Bedford.

Mr Graham Pendrey, Chairman of the Parish Council, provided two books regarding the heritage and history of Great Barford (extracts of these can be found at Appendix B and Appendix C).

Within these books, it refers to the crop rotation in three main fields, which includes Mill Field (now the Great Barford West allocation area). In 'The Heritage of Great Barford', it also refers to the "Hundreds" of Bedfordshire, and the five "Manors" of Great Barford. These could be useful suggestions as part of a name for the site.



b. Councillor Stephen Moon (Ward Councillor)

Councillor Stephen Moon reverted with some suggested names that reflect local heritage and history:

- Mill Fields
- Manor End
- A reference to birds, as per other new developments in the local area

3.2 BBC Officers

a. Matthew Tuohy (Historic Environment Record Officer)

Matthew Tuohy provided a historic map of Great Barford, which can be found at Appendix D, alongside some useful information on the history of the area:

- The location of the development is in the area which was known as Mill Field in the open-field system prior to the Parliamentary Enclosure
- The Green End to the north of Great Barford highlights the “End” suffix which is a common local / regional term for a hamlet or extension to a settlement.

He concluded that ‘Millfield End’ may be a good name given the geography of the site and local naming conventions in Bedford.



4. Great Barford Evidence Base

4.1 Brief History

- There were prehistoric and Roman settlements along the river valley before the parish of Great Barford was established in the late Saxon period.
- Great Barford is a village which historically owes its location to the Ouse River crossing and its proximity to the "Great North Road".
- One meadow situated along the High Street shows traces of an old medieval ridge and furrow field, probably the only one to be found within the village confines.
- There is a mention of Great Barford in the Domesday Book. Local administration was divided into 'Hundreds', and 'The Hundred of Bereforde' was one of nine in 'Bedefordscire'.
- Several buildings in the village are of significant interest and listed. There are three Conservation Areas in the parish – Great Barford Conservation Area; Great Barford Green End Conservation Area and Great Barford Hill Conservation Area.



4.2 Origin of name

- The name Barford is thought to originate from Norman culture, as a name for someone who often went shoeless.
- This is of religious significance in the local area, likely linked to the All Saints church near to the River Great Ouse.
- Great Barford castle was a Norman Castle located in Great Barford.
- The first names of Great Barford are noted in the Domesday Book as: Bereforde (1086); Berford (1257); Berfford (1542); and Bareford (1545).



4.3 Notable sites

There are a number of notable site features across Great Barford and the wider area:

- All Saints Church, with 15th century tower
- Great Barford bridge
- Green End farmhouse and other local listed buildings
- The Anchor Inn
- The White Hart pub
- The Crown Pub
- Great Barford Green End Conservation area
- Great Barford Old Vicarage



4.4 Archaeology

- There were remains of Iron Age and Roman settlement activity on site
- Iron Age pottery and animal bone found along trackways



5. Additional website research

5.1 Bedfordshire Archives website

- A number of maps are provided at Appendices E-H, which show the local history of the geography of Great Barford
- Great Barford has a wealth of Stone and Bronze Age sites, discovered from aerial photographs of cropmarks and isolated finds
- Four separate holdings for Great Barford are mentioned in the Domesday Book
- One holding contained a mill. At this date a mill meant a watermill, as there yet were no windmills in the country. This is believed to have resided in the area of Mill Field
- Bedfordshire and Luton Archives and Records Service has no further record of the watermill at Great Barford other than the name of the area around the island in the river near the point at which its course alters from running broadly west-east to broadly south-north - Old Mills
- The entry for a watermill at Great Barford, at Old Mills reads: "The site of a medieval watermill recorded in Domesday Book. The latest mill was probably demolished in the 19th century, prior to the construction of a navigation lock. Its foundations, including the wheel-pit, were revealed during navigation improvements in 1974".
- Green End Farmhouse, immediately to the north of the site, was listed by the former Department of Environment in 1983, as Grade II.
- Great Barford lies in the Barford Hundred.



6. Summary

Information on the site largely surrounded one topic, the history and heritage of 'Mill Field', which is the area which includes the site. This occurred across multiple sources and were mentioned by multiple individuals. This is worthy of consideration for inclusion as part of the scheme name and some details of this are highlighted below.

- Green End heritage – found in web based research and on historic maps
- Watermills in Great Barford – noted in the Domesday book
- Suggestions that Millfield End would be the best name given the heritage of the site and the use of the "end" suffix elsewhere in the local area – noted in a series of local maps
- Great Barford lies in the Barford Hundred.



7. Conclusions and naming recommendations

7.1 Research overview

The research exercise drew out a number of local connections and characteristics specific to Great Barford. Credible naming options uniquely related to the site are very limited. The identified site specific characteristics are as follows:

- o Green End Farm, located on the northern entry of the site. The site is in private ownership and is listed as a Grade II building.
- o The site is on land formerly known as Mill Field – as per maps from the 19th century

7.2 Potential scheme name options and rationale

The sites characteristics and connections have led to the below name option which has been preferred by most parties engaged with.

Scheme name option: Millfield End

The suffix 'End' was suggested by the Heritage Officer at BBC as a common local / regional term for a hamlet or extension to a settlement.

'Millfield' represents the historic name of the field as per the information set out in this report.

This option reflects the heritage of the site and its history, whilst linking with the local area by using the common Suffix, which also ties the site with the historic Green End Farm at the north of the site.

ENDS



APPENDIX A

1824 MAP PROVIDED BY GREAT BARFORD PARISH COUNCIL





APPENDIX B

HERITAGE OF GREAT BARFORD BOOK





*The Heritage
of
Great Barford*

suggestion of the latter, could have been held by them. The site of this dwelling house, possibly in the north east corner of the parish, may perhaps some day come to light.

Bushmead, Newnham and Chaucombe priories also held land in Barford at various dates; the prior of Newnham being granted the "right of warren" for ever!

To relate the Undertenants named in Domesday Book with those of the later Manors is far from easy but careful research, especially for mention of the later Tenants and their Overlords in the Feudal Aids (1242-1428) as relating to Bedfordshire and the Barford Hundred, has made it possible to give an assessment of the probabilities but it obviously contains some degree of speculation and must not be regarded as completely factual. The following tables summarize the early Tenants and their Overlords and most of the later Owners/Lords of the Manors. It is not possible of course to list the names of all the families who have actually lived in these Manor Houses.

++ +++ ++

<u>Century</u>	<u>Overlords</u>	<u>Owners/ Lords</u>	<u>Tenants</u>
CREAKERS			
Domesday	Hugh de Beauchamp		Tetbaud
13th/15th	Latymer		de Crevequer
16th/17th	Nevil - Fitzjefferie		Anscell
18th/19th		Pedley	

<u>Century</u>	<u>Overlords</u>	<u>Owners/ Lords</u>	<u>Tenants</u>
<hr/>			
NETHERBURY			
<u>Domesday</u>	Hugh de Beauchamp		Rualon
<u>13th/15th</u>	de Beauchamp (Bedford)		de Bereford
	Latymer	Duchess of Somerset	Newman
<u>16th/18th</u>		Mordaunt	
		Delaune	
<u>19th</u>		Metcalfe	
<hr/>			
BURDELEYS/NETHERBURY			
<u>Domesday</u>	Hugh de Beauchamp		Anschetil
<u>13th/14th</u>	Braybrooke- Longueville		de Burdeley
			St. Neots
			Priory (Bar- ford Manor)
<u>15th</u>		Fitzjefferie	
<u>16th/18th</u>		Mordaunt	
		Delaune	
<u>19th</u>		Metcalfe	
<hr/>			

<u>Century</u>	<u>Overlords</u>	<u>Owners/ Lords</u>	<u>Tenants</u>
VESEYS			
<u>Domesday</u>	Hugh de Beauchamp		Wimbund de Taissel
<u>13th/14th</u>	Braybrooke - Longueville		de Supple- thorp L'Enveise
<u>15th/16th</u>	Cricheley		St. Neots Priory (Bar- ford Manor)
<u>16th/17th</u>		Hatley St. John	
<u>17th/19th</u>		Francklin	
BIRCHFIELDS			
<u>Domesday</u>	Hugh de Beauchamp		Wimbund de Taissel
<u>13th/15th</u>	Braybrooke - Longueville		de Bret- ville de Burdele (southern part)
<u>16th/18th</u>		Spencer	
<u>18th/19th</u>		Polhill	

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APPENDIX C

HISTORY OF GREAT BARFORD BOOK



HISTORY
OF
GREAT BARFORD
BEDFORDSHIRE

BY
J. HAROLD BROWN, J.P., C.A.

○ ○ ○

1950
PRINTED AND PUBLISHED BY CHARLES ELPHICK,
BIGGLESWADE, BEDFORDSHIRE

APPENDIX I.

FIELD NAMES

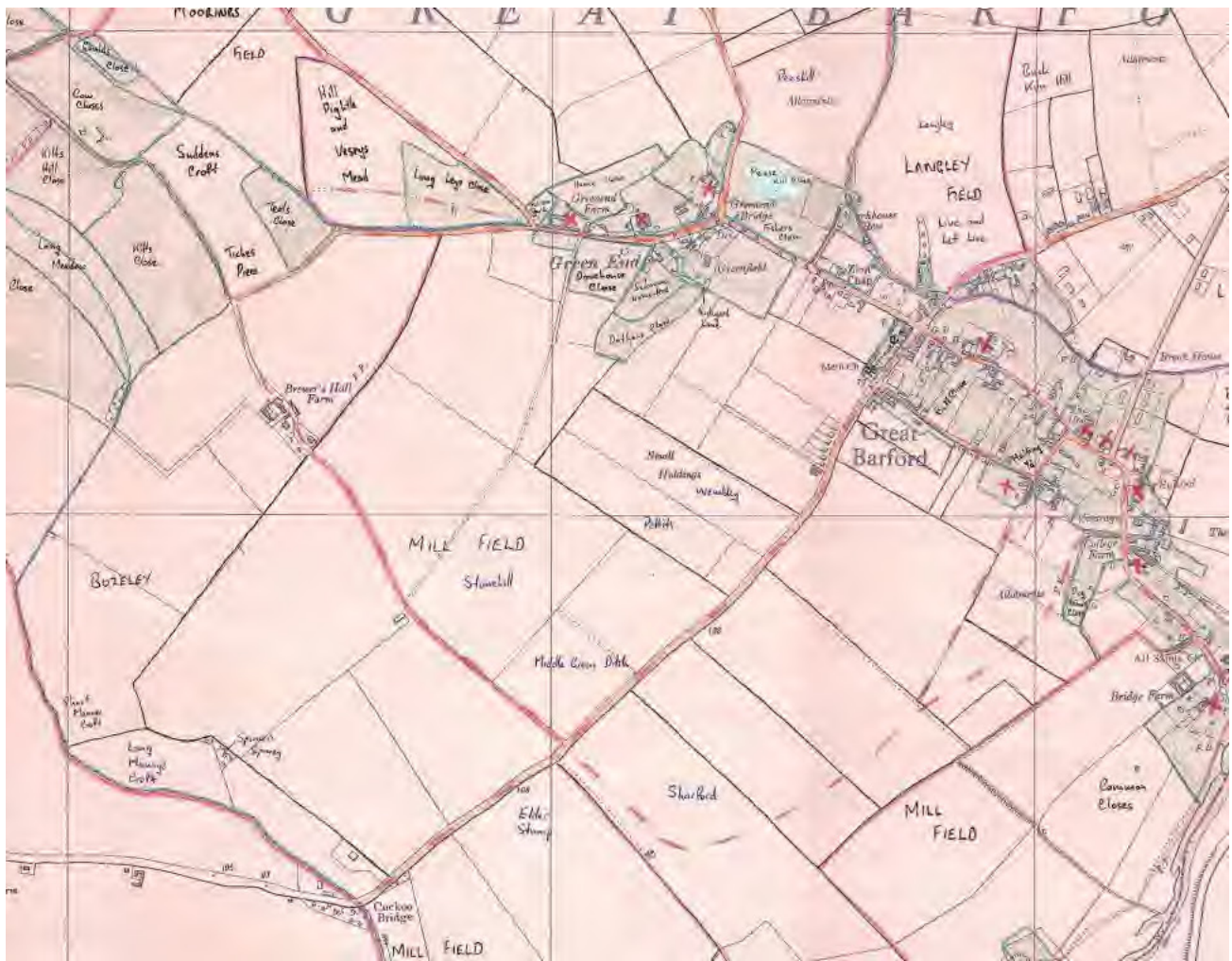
The Common, North Field, Mill Field, Little Field and Langley, Wren Park (Greenend rick yard), Vesey's Mead (Long Leys), Goulds' Close (towards Creakers), Teals Close (towards Creakers), Kits Close (towards Creakers), Dothans (back Greenfield), Solomons (back Greenfield Farm), Pease Hill (Peas Hill), Prior's Meadow (Birchfields), The Wilderness (Birchfields), East End Close (Windmill), Damworth Fields (Birchfields), Fools Close (Vicarage tennis court), Sutton's Pyghtle (School Cottages), Church Craft (left side Church Walk), Lower Hillands (The Highlands), Buckle Pyghtle (W. Pitts' cottages), Pound Close (Central Villa), Street Close (front of Central Villa), Townsend Leys (A. Norman's, near Cross), Bush Pasture (this side Tollgate), Flawn's Meadow (next Tollgate), Furze Pasture (next Woodfield), Herrings Close (Bee Hive, etc.), The Grove and Dog Kennel Close (Mr. Davison's), Greenditch Baulk (Grinnage), Stonehill (Stonhill), Boseley, Cat's Moor, Clerk's Close, Sharford, Sudden's Croft, Mannings Croft and Mooring's Piece, Shakers Way (Wilden Hill), Little Bedford Way (Bedford Road).

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APPENDIX D

MAP OF GREAT BARFORD PROVIDED BY BBC OFFICER

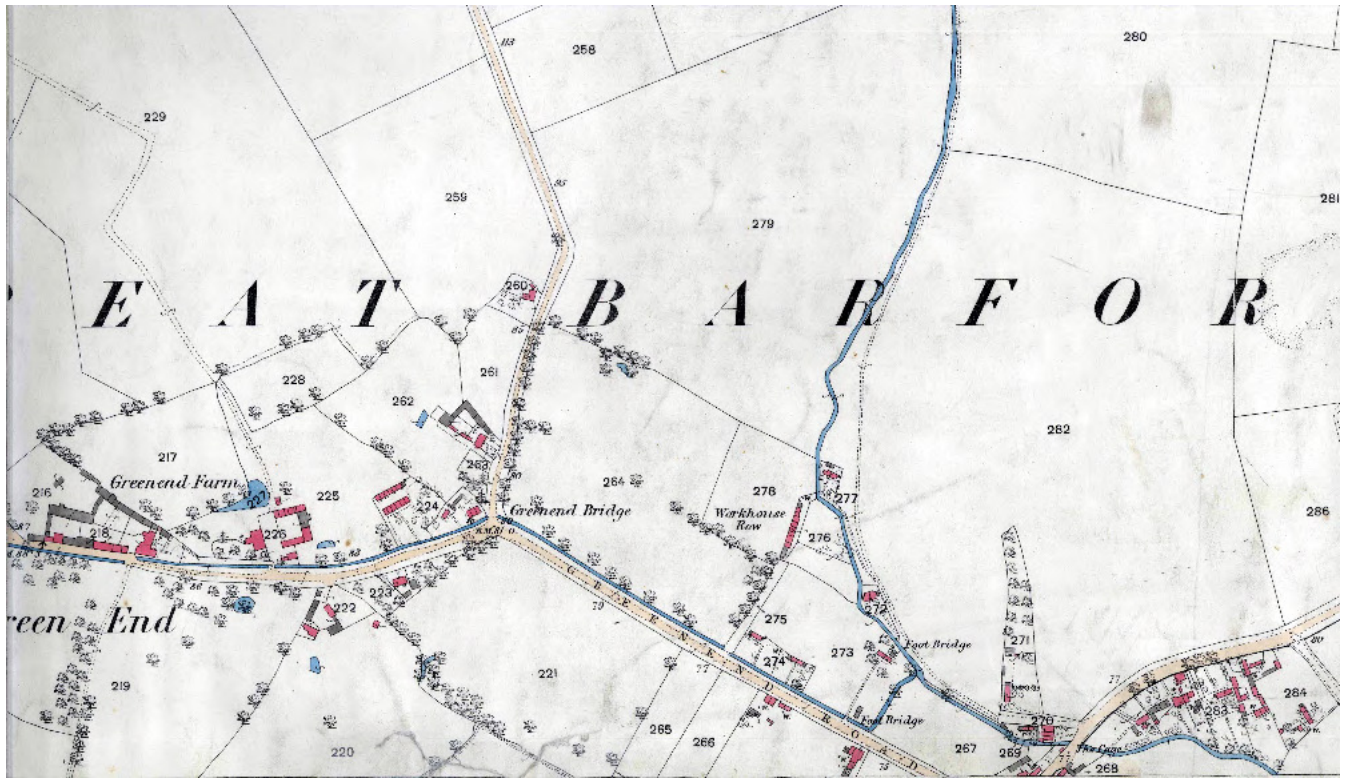




APPENDIX E

GREEN END IN 1883

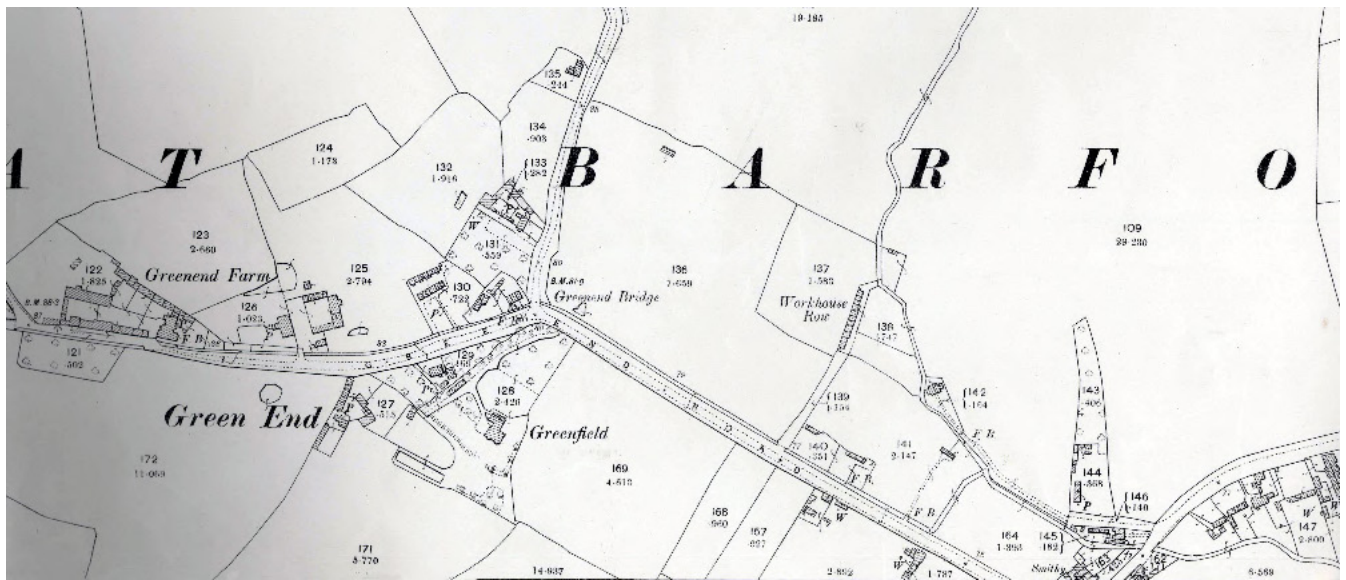




APPENDIX F

GREEN END IN 1901

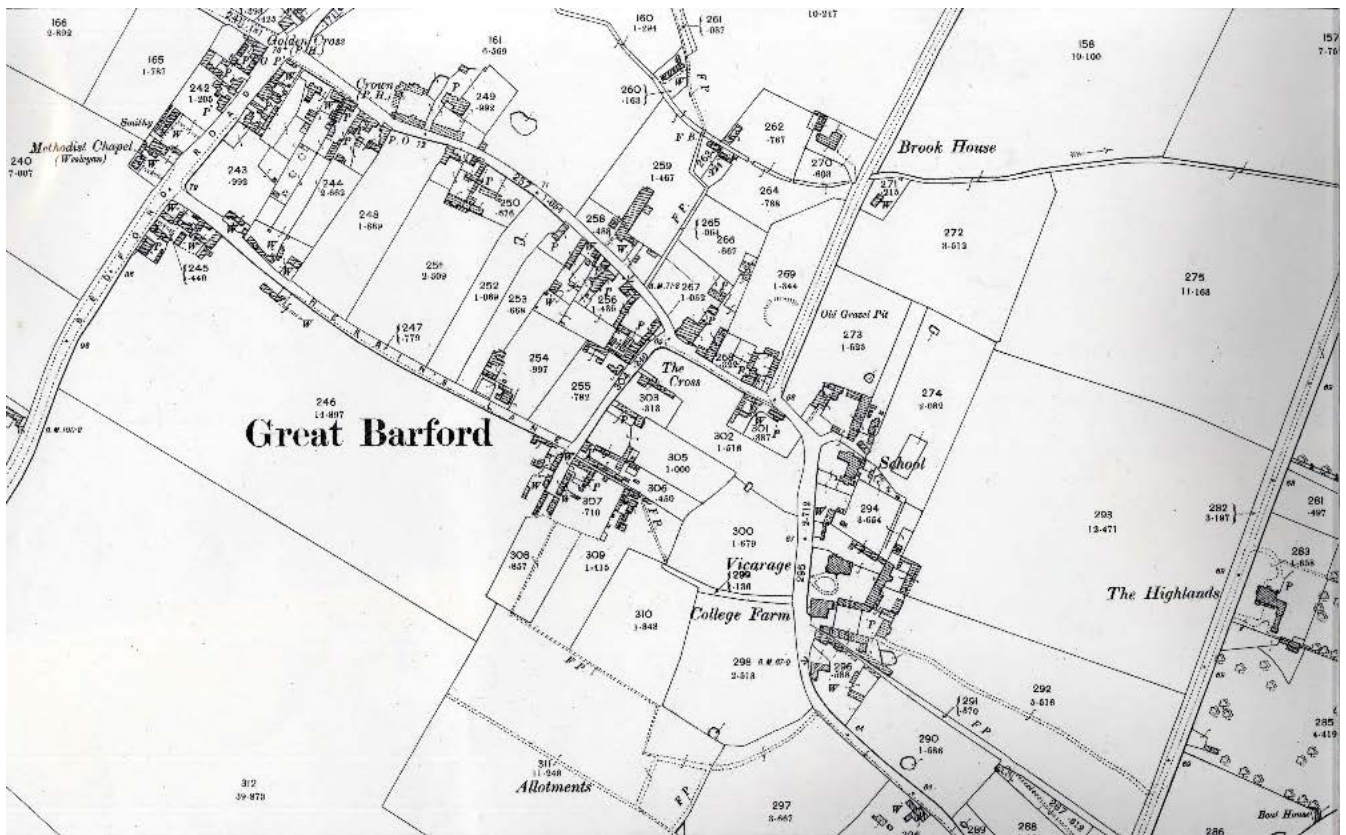




APPENDIX G

MAIN PART OF THE VILLAGE IN 1901





APPENDIX H

GREAT BARFORD FIELD NAMES IN 1902



APPENDIX H

**MAY 2023 EXHIBITION EVENT NEWSLETTER, CONSULTATION AREA
AND BOARD DISPLAY**



MILLFIELD END, GREAT BARFORD

May 2023



Dear Resident,

Invitation to the Millfield End Development Brief and Design Code consultation event

Vistry Group, Axiom Developments and the Great Barford Neighbourhood Plan team are delighted to invite you to attend the public consultation events on our emerging Development Brief and Design Code for Millfield End (Great Barford West).

As you may already be aware, The Great Barford Neighbourhood Plan allocated 500 new dwellings to the west of the village under Policy H1- Great Barford West. Policy H1 requires a Development Brief and Design Code to set out the key principles and parameters for the future development.

We have been working in close collaboration with the Great Barford Neighbourhood Plan team to create the draft Development Brief, Design Code and Concept Masterplan for Millfield End, which incorporates much of the useful feedback we have obtained during our previous engagement with the local community.

Now that we have the emerging Millfield End Development Brief and Design Code ready to share with the local community, we are keen to hear your views on our proposals for a well-designed, distinctive and integrated new neighbourhood for the whole community of Great Barford to enjoy.

Why Millfield End?

At the Great Barford fun day event we heard that the Great Barford West development should have a more suitable name to connect it to the existing village. The land to the west of the village was historically known as Mill Field and “End” is a common regional suffix for an extension to a settlement.



Consultation details

We would like to invite you to meet with members of our team where we will be available to answer questions and discuss the plans on:

Thursday 25th May 1-7pm

Great Barford Village Hall, Fishers Close, Bedford. MK44 3HA

If you are unable to make the consultation event, copies of the exhibition boards, and further information will be available for you to view on our project website, from Thursday 25th May, which you can access via the following link: www.millfieldend.co.uk

You can also contact DevComms, our community representatives freephone at **0800 080 3164** or via email at millfield-end@devcomms.co.uk

We hope that this information has been helpful and look forward to hearing your views.

Vistry Group





WELCOME



Vistry Group and Axiom Developments welcome you to our public consultation event on our emerging Development Brief and Design Code for Millfield End.

The Great Barford Neighbourhood Plan has allocated 500 new dwellings to the west of the village under Policy H1 – Great Barford West. Policy H1 requires a Development Brief and Design Code for the site, to set out the vision, layout and key principles and parameters for the future development.

We have been working in close collaboration with the Great Barford Neighbourhood Plan team to create the draft Development Brief, Design Code and Concept Masterplan for Millfield End. These documents incorporate much of the useful feedback we have obtained during our previous engagement with the local community.

ABOUT AXIOM DEVELOPMENTS

Axiom Developments Limited is an independent strategic land promotion company. We work in partnership with landowners, councils, and local communities to promote sustainable new settlements. We then work with appropriate partners to deliver the necessary infrastructure, high quality placemaking and new homes.



ABOUT VISTRY GROUP (COUNTRYSIDE)

Vistry Group's (previously Countryside) success in creating new communities has given us a reputation which sets us apart. We have promoted and delivered successful new developments for more than 40 years. Our considerate developments have received more housing design awards than any other developer, reflecting our dedication to delivering high-quality and well-designed new communities.

Vistry Group

ABOUT CSA ENVIRONMENTAL

CSA Environmental is a multidisciplinary environmental consultancy practice that has been working to prepare the draft Development Brief and Design Code, and Concept Masterplan for Millfield End, which are central to this consultation.



MILLFIELD END, GREAT BARFORD

THE SITE



The allocated site at Millfield End totals approximately 64 hectares and adjoins the western settlement edge of Great Barford.

Most of the allocated site comprises a series of arable fields bounded by a mix of hedgerows and drainage ditches. The eastern part of the site comprises two residential properties, a butcher's and agricultural buildings at Home Farm.

The site allocated in the Great Barford Neighbourhood Plan 2020-2030 is greater than the area of land required to deliver 500 homes. The technical work that underpins the Development Brief and Design Code for Millfield End defines the exact extent of land required for development and the best possible area for the 500 new homes and associated open spaces.

OPPORTUNITIES AND INFLUENCES

Millfield End has been designed to integrate within the existing village so that both new and existing residents will benefit from the spaces and places we create.

We have undertaken a series of surveys and assessments that have helped us define the development area and underpin the Concept Masterplan, Development Brief and Design Code.

The following factors have influenced the Concept Masterplan:

- **Flood risk:** We understand there have been problems with flooding in parts of the village in recent years and we have included measures to control the flow of surface water within and out of Millfield End.
- **Topography:** We have worked with the natural topography of the site and have determined where it would be best to provide new drainage features.
- **Heritage:** We have characterised the proposed housing to reflect and respect the historic character of the conservation area.
- **Relationship to the existing settlement:** We have sensitively designed Millfield End to provide pedestrian and cycle connections to the new areas of open space.

The Millfield End site therefore provides us with the opportunity to:

- Provide a range of homes to meet the needs of the local community;
- Appropriate appearance and layout of the new homes and green spaces;
- Enhance the landscaped edge along Bedford Road;
- Maximise sustainable and active travel;
- Conserve and enhance the surrounding historic environment;
- Improve the existing areas of flood risk;
- A landscape-led masterplan proposal;
- Provide a minimum biodiversity net gain of 10%

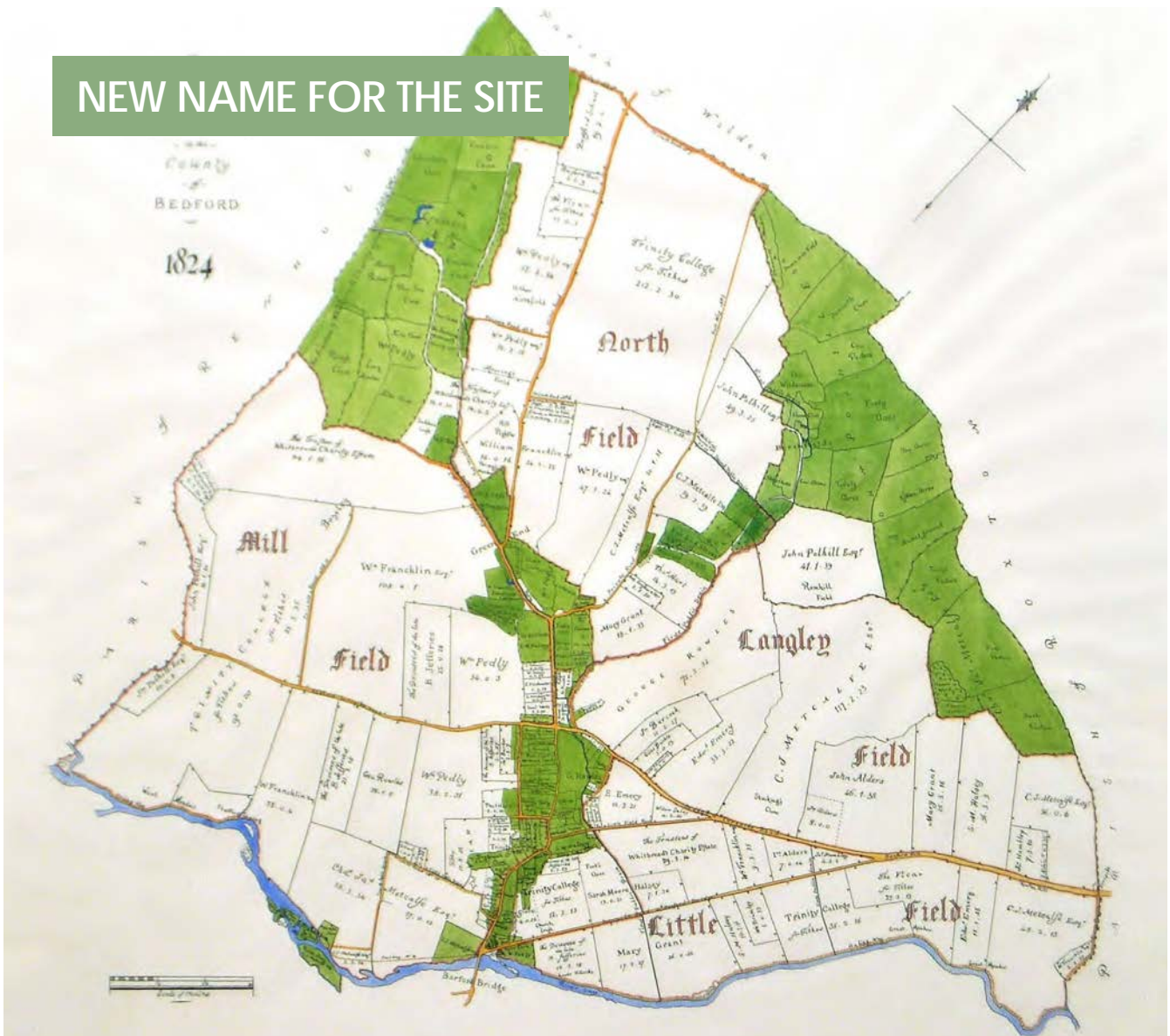
Site Boundary: approx. 65ha	Public footpaths
INFLUENCES	Existing roads and bus stops
Existing vegetation	Conservation Area
Contours	Listed Buildings
Existing watercourses	BEDFORD BOROUGH COUNCIL POLICIES MAP (2020)
Fluvial flooding (Flood Zone 2)	Medical Centre Allocation Site (Policy AD20)
Surface water flooding	Open Space (Policy AD40)
Existing gas main	



Indicative plan of influences

MILLFIELD END, GREAT BARFORD

NEW NAME FOR THE SITE



1824 Map of Great Barford

At the Great Barford fun day event, the local community suggested that the initial allocation title of Great Barford West should have a more inclusive name to strengthen the connection with the existing village. We have undertaken an engagement exercise to consider options for a new name for the Great Barford West allocation.

The land to the west of the village was historically known as Mill Field and “End” is a common regional suffix for an extension to a settlement. Therefore, we have decided that renaming the site Millfield End is a fitting name to reflect the site’s history, heritage and rural setting, whilst linking with the local area by using the common suffix. This also ties the site with the historic Green End Farm located to the north of the site.

“ The location of the development is in the area which was known as Mill Field in the open-field system which existed prior to the Parliamentary Enclosure. There is also a Green End to the north-west of Great Barford, the ‘End’ suffix being a common local/regional term for a hamlet or extension of a settlement from its original core. This name reflects both the geography of the site and the local naming conventions in Bedfordshire. ”

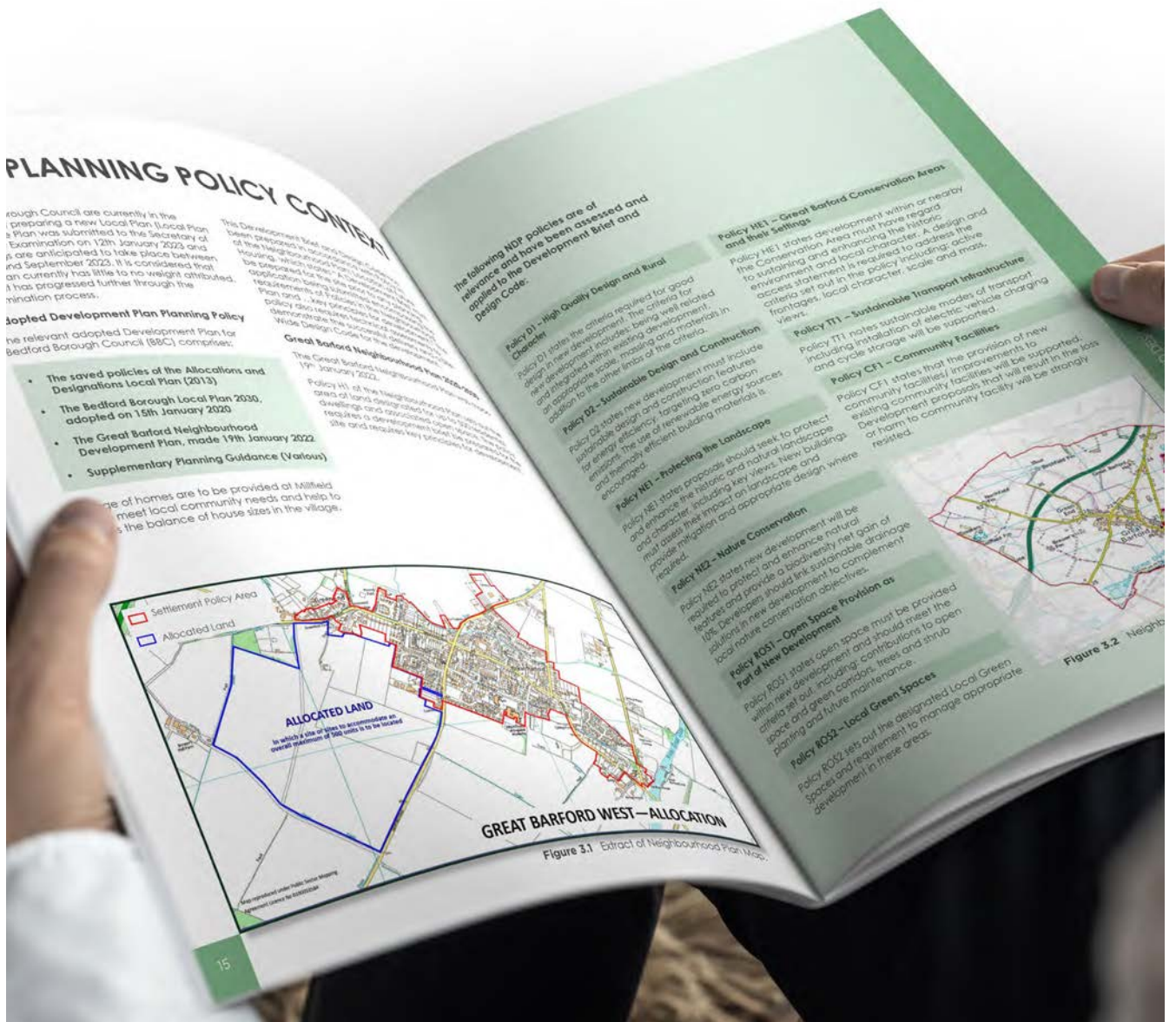
MILLFIELD END, GREAT BARFORD

ABOUT THE DEVELOPMENT BRIEF AND DESIGN CODE

The Great Barford Neighbourhood Plan 2020-2030 sets out that the Land West of Great Barford - Policy H1 is required to have a Development Brief and Design Code prepared for the site.

A Development Brief is a document which sets out the key principles and parameters for the future development and explains how these meet local and national planning policies.

The Development Brief and Design Code for Millfield End will define the extent of land required for the 500 new homes and associated open spaces. The document will also provide a summary of the technical analysis of the allocated site, which has been used to identify the best possible areas for development.



MILLFIELD END, GREAT BARFORD

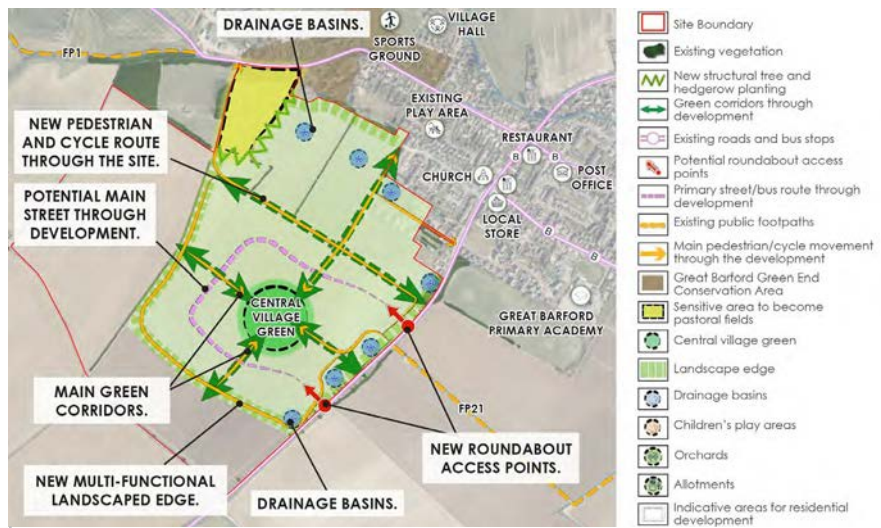
DESIGN EVOLUTION

The masterplan proposals for Millfield End have been subject to initial community consultation at the Great Barford Fun Day in September 2022. This enabled the local community to provide early input into the evolution of the Millfield End proposals.

SEPTEMBER 2022 - GREAT BARFORD FUN DAY

The Great Barford Fun Day, on 3rd September 2022 - was well attended and allowed delegates from the developer and consultant team to begin community engagement with local residents on the initial proposals for Millfield End.

At the event, three story boards setting out an initial high-level vision for Millfield End were displayed. One of the boards included a high level design vision for Millfield End. The proposals for Millfield End were subsequently evolved as shown in the plan to the right.



Map shown at September 2022 Fun Day

The main aspects that were changed as a result of the Great Barford Fun Day were:

- 1 **The relocation of the proposed central village green** to the west of Chapel Field;
- 2 **Provide a new accessible pedestrian link** from Chapel Field;
- 3 The community green will also be designed to accommodate a **new sports pitch and an associated pavilion**;
- 4 **A more suitable name** to connect the site to the existing village.



Map shown at March 2022 meeting

DECEMBER 2022 AND MARCH 2023 - GREAT BARFORD NEIGHBOURHOOD PLAN STEERING GROUP MEETINGS

On 9th December 2022 Vistry and Axiom Developments attended a meeting with the Great Barford Neighbourhood Plan Steering Group to discuss an early draft of the Development Brief and the emerging Concept Masterplan. The Concept Masterplan was well received and the Parish Council Steering Group agreed with the proposed location of the new homes, green and blue infrastructure and positioning of allotments.

MARCH 2023 - GREAT BARFORD PARISH COUNCIL STEERING GROUP MEETING

On 1st March 2023 a further meeting was held between Great Barford Neighbourhood Plan Steering Group, Vistry, Axiom Developments and members of their consultant team. The meeting reviewed a second draft of the Development Brief and the next iteration of the Concept Masterplan, which had been developed and refined to show more green infrastructure proposals for Millfield End, such as the inclusion of on-site allotments and a community orchard.

OUR VISION

Millfield End will be a well-designed, distinctive and integrated new neighbourhood where people will want to live and play. It will respond positively and creatively to Policy H1 of the Great Barford Neighbourhood Plan to create a new neighbourhood that is underpinned by a cohesive design that respects the local vernacular, and protects and enhances Millfield End's rural setting.



HOMES FOR EVERYONE

A range of homes will meet local community needs and help to address the balance of house sizes in the village.



DESIGN COHESION

Millfield End will be designed in a cohesive manner to ensure the appearance and layout of the new homes and green spaces are appropriate to their setting.



A RURAL GATEWAY TO THE VILLAGE

Responding to a key objective of the Neighbourhood Plan, an enhanced landscaped edge along Bedford Road will strengthen the existing treeline and fragmented roadside hedgerow with new landscaping.



PEDESTRIAN AND CYCLIST CONNECTIVITY AND INTEGRATION

The opportunity for local journeys on foot and bicycle will be maximised by providing safe and convenient routes, helping to reduce carbon emissions and encourage healthier lifestyle choices.



PUBLIC TRANSPORT AND LOW CARBON PERSONAL TRANSPORT

Millfield End will be designed to ensure it is accessible to bus services to help encourage sustainable transport to nearby towns and villages. In accordance with a key requirement of the Neighbourhood Plan, Millfield End will also integrate facilities for electric cars.



RESPECTING THE HISTORIC ENVIRONMENT

The historic environment will be conserved and enhanced as Millfield End will respect the characteristics and appearance of Great Barford's historic environment.



MANAGING FLOOD RISK

Millfield End will offer improvements to existing areas of flood risk. New sustainable drainage features (SuDS) will form integral parts of the new neighbourhood's green spaces, and create diverse new habitats for wildlife.



GREEN INFRASTRUCTURE

A community green will be provided close to Chapel Field, ensuring residents benefit from easy access to a key area of open space. Millfield End will be defined by a connected and accessible network of green spaces.



BIODIVERSITY NET GAIN

The Great Barford Neighbourhood Plan establishes that Millfield End should provide a minimum biodiversity net gain of 10%. Existing and new residents alike will enjoy access to a diverse range of habitats and species.

CONCEPT MASTERPLAN

The Concept Masterplan for Millfield End underpins the design aspirations for the new neighbourhood. It illustrates the location of the new homes and how the required green infrastructure will be accommodated.

The Millfield End Concept Masterplan recognises that when creating a new place, it's not about buildings, it's about people. Therefore, creating a sense of community has been a priority through the application of our landscape-led approach.

This approach has resulted in a masterplan whereby the creation of a connected network of green infrastructure based upon the existing vegetation and landscape features forms the framework within which the new homes and other facilities will sit.

The Concept Masterplan for Millfield End includes:

- 500 homes comprising a range of housing types and sizes, including affordable homes and extra care housing;
- A new community green which could comprise a sport pitch, two tennis courts and sports pavilion;
- A range of other interconnected open spaces, together with children's play areas, informal and amenity green spaces, green corridors, and a network of pedestrian and cycle routes;
- Two vehicular access points from Bedford Road;
- A number of pedestrian and cycle connections to Bedford Road, Green End Road and Chapel Field;
- Opportunities for improvements to Bedford Road, including improved crossing facilities;
- A comprehensive drainage strategy to manage and reduce surface water flows towards the Brook along Green End Road.



MILLFIELD END, GREAT BARFORD

The Concept Masterplan maps out the emerging application site area of focus within the allocated site.

The Concept Masterplan

The Concept Masterplan for Mill Field End underpins the design aspirations for the new neighbourhood. It illustrates the location of the new homes and how the required green infrastructure will be accommodated.

- Application site boundary: 37.65ha
- Proposed development area: 17.09ha (500 new homes @ 20 gpa)
- Preferred and alternative location for extra care housing
- Proposed new areas of public open space
- Existing vegetation
- Proposed areas of woodland/ hedgerow planting
- Proposed areas of tree planting
- Proposed community allotments
- Proposed equipped play facilities (in LGA's & in GAA's)
- Proposed bins/ fuel stations
- Proposed sports pitches
- Proposed sports pavilion
- Proposed wetland scrapes
- Proposed bridges incorporating permanent bodies of water
- Proposed wetland scrapes
- ACCESS & MOVEMENT**
- Proposed vehicular access points
- Proposed location for new pedestrian and cycle links
- Proposed location for new pedestrian links
- Proposed primary street
- Proposed secondary streets
- Proposed recreational routes
- Existing public footpaths



MILLFIELD END
GREAT BARFORD

CHARACTER AREAS

Policy D1 of the Neighbourhood Plan sets out that new development should be designed to reflect local character and respond to the local context.

Buildings should be designed to create a series of character areas based upon their location within Millfield End and their relationship with the wider context.

The Design Code will therefore include five key character areas. Five distinctive character areas are proposed at Millfield End to create a locally responsive new development with a strong sense of place.

The proposed key Character Areas are:



Map of Indicative Character Areas

CA1

The Primary Street character area runs through the heart of Millfield End between the two vehicular access points from Bedford Road, and provides a link to the other character areas. The characteristics of the Primary Street will be influenced by the more historic elements of the High Street, with near continuous frontages made up of varying widths and a mix of 2 and 2½ storey homes.

CA2

Green End, which includes the Green End Conservation Area, will include lower density homes with a front swathe of open space, including the new community green. The new homes will be a maximum of 2 storeys in height and carefully designed to respect the traditional local vernacular.

CA3

The Bedford Road character area is designed to create a rural gateway to Great Barford. The new homes will be set back from Bedford Road behind an area of open space. The new homes will be designed to strongly draw upon the local vernacular, using a range of appropriate traditional building materials to create an organic, rural character.

CA4

This character area will create attractive, well-landscaped interfaces with Millfield End's countryside edges whereby views of the new homes will be softened and filtered by existing and new areas of woodland, tree and hedgerow planting. This will ensure an appropriate transition is created between Millfield End and the countryside beyond. The houses will be 2 – 2.5 storeys in height.

CA5

This character area comprises the two open space areas located within the heart of Millfield End. They will both comprise predominantly new grassland and a children's play area, overlooked by homes. The new homes overlooking the greens will be designed to have a cohesive character through a uniformity in design and detail, meaning that the character area will be easily recognisable.

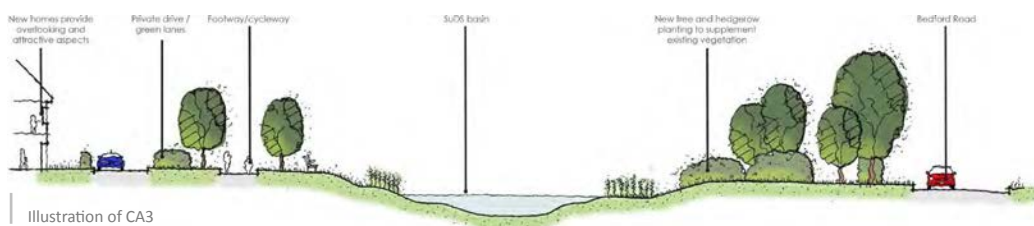


Illustration of CA3

ACCESS AND MOVEMENT

The proposals for Millfield End will give future residents the opportunity to undertake short trips either on foot or bicycle by providing safe and convenient routes for walking and cycling. This will help reduce carbon emissions associated with transport, maximising and encouraging healthier lifestyle choices.

PEDESTRIAN AND CYCLE CONNECTIVITY

Millfield End will provide a network of safe, convenient and direct pedestrian and cycle paths. This includes a path which will provide a traffic-free connection between the existing public footpaths to the east and north west of the site, creating a near continuous route between the River Great Ouse and Great Barford Bridge and Green End.

Map of Pedestrian and Cycle Routes



The following pedestrian and cycle access points could be provided to maximise connectivity:

- Pedestrian access from Chapel Field
- Pedestrian and cycle access and crossing points from Green End Road and Bedford Road
- Potential pedestrian and cycle access point to the existing field
- Safer street environment for Bedford Road
- Traffic calming measures
- Informal play elements on key routes making car free trips fun for kids
- Benches along key routes
- Signage along all routes

MILLFIELD END, GREAT BARFORD

PRIMARY STREET

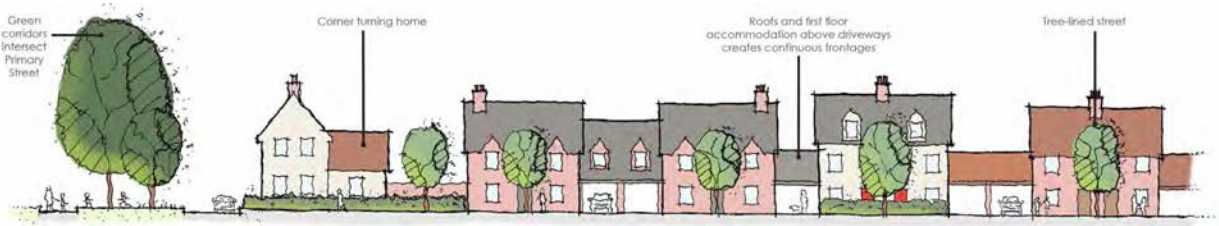
Vehicular Access and indicative location of the Primary Street



SUSTAINABLE PUBLIC TRANSPORT

Millfield End will be designed to ensure it is accessible to bus services to help encourage sustainable travel to nearby towns and villages.

- The main street through Millfield End will be designed to accommodate buses, allowing bus services to potentially divert into the site if there is interest from bus providers;
- Should bus providers decide not to divert their services through the site, new bus stops will be provided along Bedford Road;
- Electric vehicle charging points will be provided for every home and within communal parking areas.



Indicative drawings of Primary Street

MILLFIELD END, GREAT BARFORD

YOUR FEEDBACK AND NEXT STEPS



Thank you for taking the time to join us for our community consultation event.

We hope that it has been useful to see further information on our plans - including the Concept Masterplan and Design Code.

Vistry and Axiom Developments are committed to engaging with the local community to ensure you are fully informed about and can influence the proposals for Millfield End.

The Development Brief and Design Code will provide a framework for both developers to work together collaboratively to ensure Millfield End is developed in a coordinated manner. This will provide an overarching framework to inform two, separate but coordinated planning applications by Vistry and Axiom for their respective parts of the site in due course.

We will continue to update the local community of our progress in the following ways:

- Ongoing liaison with Great Barford Neighbourhood Plan Steering Group on proposals as they progress;
- Frequent updates to the local community through editions of The Bugle magazine;
- Key updates to the project website (www.millfieldend.co.uk).

We have provided a feedback form, which is also available on our dedicated project website, where you can provide your thoughts to help us evolve our Concept Masterplan and Design Code.

We ask that all feedback is submitted by **Thursday 15 June**. More information, including these exhibition panels can be found at: www.millfieldend.co.uk

Your feedback will be incorporated into a final Development Brief and Design Code that will be endorsed by residents and Great Barford Parish Steering Group. This document will also form the basis of our subsequent planning applications.

| CONTACT US

If you have any questions or would like to speak to a member of our team, please get in touch at:

Phone: 0800 080 3164

Email: millfield-end@devcomms.co.uk

MILLFIELD END, GREAT BARFORD

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