

The landscape strategy for the Site has been developed in line with the Millfield End Development Brief and Design Code document (July 2023). The design proposals have also been informed by the relevant key characteristics, sensitivities and guidelines for LCA 1E: Renhold Clay Farmland and LCA 4A: Great Ouse Valley of the Bedford Borough Landscape Character Assessment (LUC; 2014 – updated 2020).

- 1 Interface with Green End to retain its existing agricultural character with the tree-lined Green End Road to be enhanced with new deciduous and evergreen trees. Open space to be retained, with large areas of wildflower promoting biodiversity and an informal pastoral character.
- 2 Woodland areas on higher ground within the western extents of the Site to promote a treed backdrop to the development and provide a physical and visual connection with the existing area of woodland to the north-west.
- 3 Community growing spaces along the development edge to promote community interaction and productive landscapes with the provision of an allotment as well as orchards to grow locally prevalent fruit tree varieties.
- 4 Seasonally wet scrapes to be located along the northern extents of the Site and promote wildlife and biodiversity enhancements on-Site through the provision of a wet grassland mix.
- 5 Existing boundary vegetation with properties on the southern settlement edge of the village to be retained and enhanced through the provision of additional native trees, hedgerow and shrub.
- 6 A new community green to provide sports provision for new and existing residents, readily accessible from the existing settlement via new links off Chapel Field. This will include a full-sized senior football pitch, two tennis courts, informal and equipped play space and a new pavilion. Informal, native shrub and tree planting to integrate the play and sports facilities and provide a degree of containment from promoted ecological areas along the northern extents of the Site.
- 7 Existing internal hedgerow and hedgerow tree boundary vegetation to form the spine of the development, characterising linear green corridors that extend through the Site and break up the massing of the built form. Hedgerows to be restored through infill native hedgerow and native hedgerow tree planting.
- 8 Development edges to create an attractive, high-quality landscape interface with the built form and a transitional space between the development and the surrounding countryside, primarily characterised by a mix of amenity grass and swathes of species-rich meadow as well as by informal native shrub blocks and native tree planting.
- 9 Central greens within the heart of the development to display an informal parkland character and provide multifunctional, accessible spaces that promote informal recreation and play and provide formal play areas and seating areas to encourage community interaction.
- 10 Equipped play space areas to be strategically located across the development and provide a mix of styles and activities designed to be interesting and stimulating for all children, with an emphasis on natural play.
- 11 'Play-on-the-way' play space opportunities offering informal play and exercise provided at intervals along the landscape corridors to complement the areas of equipped play space.
- 12 Seating opportunities provided along the pedestrian / cycle routes to encourage people to spend more time outdoors.
- 13 Visual links to the surrounding countryside from within the development area and on the development edge to be established through strategic planting. Larger blocks of native scrub with informal native tree planting located along the southern Site boundary to filter views of the built form from the wider open countryside to the south.
- 14 A network of pedestrian / cycle routes promotes outdoor activity and improved connections across the Site and between the Site and its setting. Paths to be surfaced with hoggin self-binding gravel, while mown grass footpaths offer variety and informal routes through open space. Local PRoW network to be strengthened with the site offering new links between PRoW FP21 off Bedford Road to the east and PRoW FP1 off Green End Road to the north-west.
- 15 SuDS features within the landscape buffer along Bedford Road to provide sustainable drainage solutions while forming focal features within the open space. A series of ponds are envisaged, inspired by the local connection with the River Great Ouse. The source of these ponds / SuDS features is located in the northern extents of the space and takes inspiration from the architecture of the Grade I listed Barford Bridge. This recreational feature of the open space is designed to symbolically represent a bridge arch, with the subsequent ponds extending in a linear direction south-westwards. A pedestrian / cycle route to run alongside this series of ponds, with alternative routes provided for further interaction with the SuDS features.
- 16 Interface with the Bedford Road to be strengthened and enhanced through hedgerow and hedgerow tree restoration. Landscape buffer to provide a high degree of containment on approach into the village from the south, transitioning to filtered views of the built form nearer the existing settlement. Roadside vegetation to transition from an informal, rural roadside vegetation structure to a more formal, avenue-style tree planting with low native hedgerow to promote filtered views of the development.
- 17 Pockets of green space within the development area to further break up the massing of the built form and provide formal outdoor space for community interaction.
- 18 Primary street to be tree-lined with fastigate species at regular intervals (min. 10 metres), with larger species located at key locations along the road corridor.



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Key:

- Site Boundary
- Public Right of Way
- Listed Buildings
- Existing Vegetation to be retained
- Proposed Built Development
- Proposed Primary Road Corridor
- Proposed Pedestrian/Cycle Route
- Proposed Mown Grass Footpath
- Proposed Street Tree Planting
- Proposed Native Tree Planting
- Proposed Woodland Tree Planting
- Proposed Woodland Planting
- Proposed Hedgerow Tree Planting
- Proposed Wetland Tree Planting
- Proposed Orchard Tree Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Hedge Planting
- Proposed Wildflower Mix
- Proposed Community Green
- Proposed Playspace
- Proposed Community Allotments
- Proposed Play on the way Features
- Proposed Attenuation Basins/Ponds
- Proposed Scrapes
- Proposed Seating

REV	DATE	NOTE	DRAWN	CHK'D

**aspect** landscape planning

TITLE  
Land off Bedford Road, Great Barford  
Landscape Strategy Plan

CLIENT  
Axion Developments

SCALE	DATE	DRAWN	CHK'D
1:3,500 @ A3	JULY 2024	AS	IC

DRAWING NUMBER	REVISION
7963 / ASP4 / LSP	