

# FLOOD RISK & DRAINAGE

One of the primary considerations shaping the Concept Masterplan is managing surface water flood risk.

Acknowledging historical flooding issues in other parts of the village, measures have been proposed and will be implemented to control surface water flow within and around Millfield End. This includes designing sustainable drainage systems (SuDS) that not only mitigate flood risks but also adapt to potential climate change impacts. Given the site topography, the attenuation features are located on the northern and eastern boundaries and have been designed to provide maximum amenity and biodiversity value alongside their function as sustainable drainage systems.





# COMMUNITY FACILITIES & BENEFITS

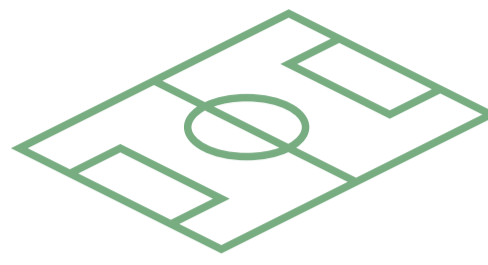
The Millfield End team, with support from the Great Barford Neighbourhood Plan Team, have been working hard to explore the opportunities that can be provided by Millfield End for the local community.

There are many benefits that will be delivered as part of the project, as well as financial contributions through the Community Infrastructure Levy and Section 106 obligations.

The Community Infrastructure Levy (CIL) is a levy that local authorities charge on most new built development in order to raise funding to carry out key infrastructure projects in the borough.

As the Great Barford Neighbourhood Plan is adopted, the Parish Council will receive 25% of CIL receipts to spend on local neighbourhood items from the Community Infrastructure Levy Regulation 123 list.

In addition to CIL the outline planning application will also include a Section 106 agreement between the Millfield End developers and Bedford Borough Council. The s106 agreement will secure contributions from the Millfield End developers to mitigate specific local impacts as a result of the development. This will include contributions to affordable housing, healthcare and education.



## | SPORT & RECREATION

A range of sporting and recreational facilities for the local community. This includes the opportunity to provide high quality sports pitches on the site to enhance local sporting provision.



## | GREEN OPEN SPACES

Substantial areas of green open space, including parkland, play areas and allotments – including areas dedicated to habitat creation, small woodland areas, orchards and allotments.



## | FOOTWAYS & CYCLEWAYS

New footways and cycleway connections to improve access into the wider community and link Millfield End into the wider landscape.



## | HEALTHCARE & EDUCATION

Financial contributions towards other community uses including new healthcare and education provision, which will be developed by Bedford Borough Council and local healthcare providers.



## | SUSTAINABLE DRAINAGE PLANS

The comprehensive sustainable drainage system forms an integral part of the masterplan, designed to maximise amenity and biodiversity value and to mitigate potential flood risk and relieving pressure on the existing network. There is sufficient capacity to accommodate rainfall events, taking climate change into account.



## | CLIMATE

Proposals take into consideration and cater for future climate change.

