

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.



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.

- | | |
|---------------------------------|--|
| 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 | |

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.

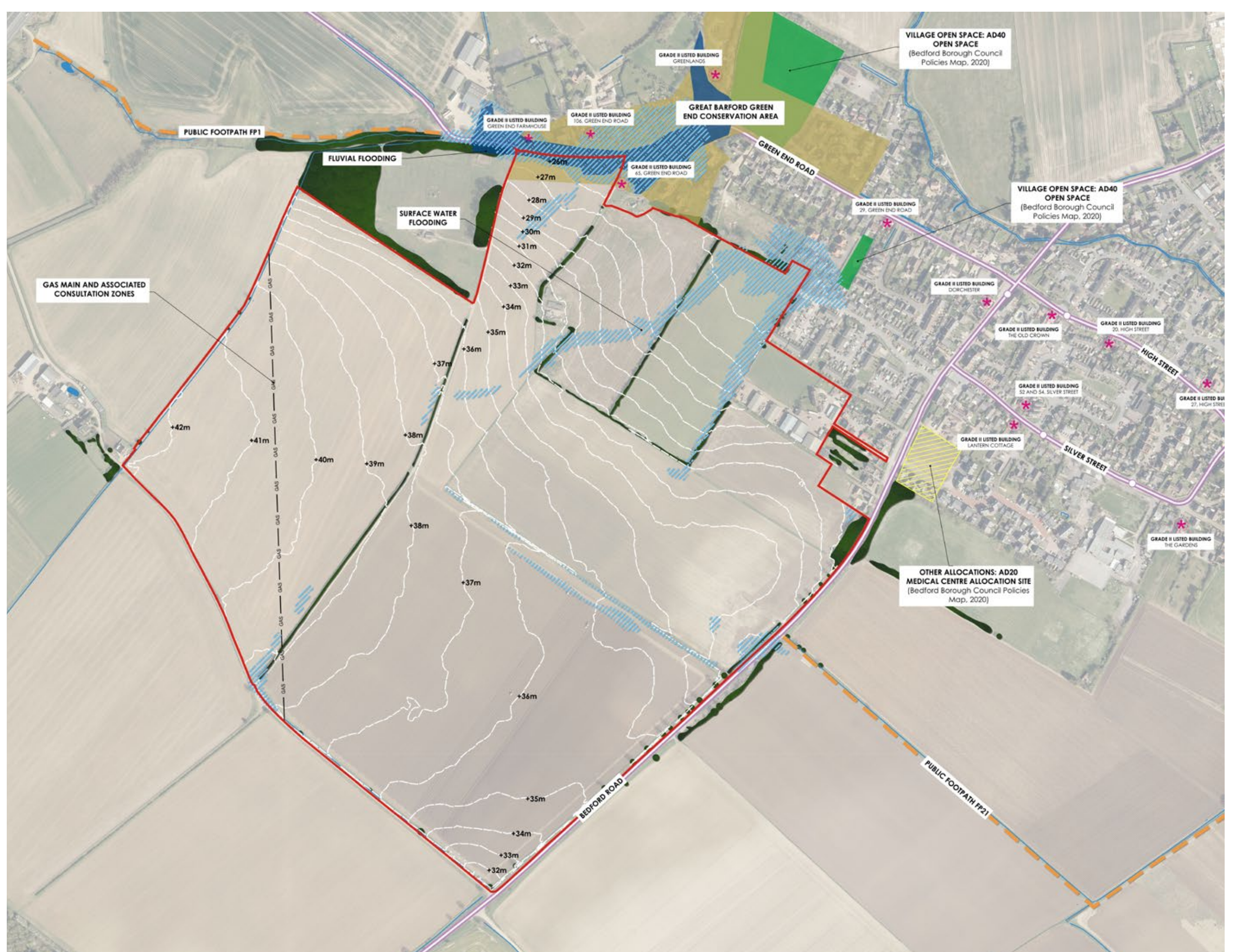
We have undertaken a series of surveys and assessments that have helped us define the development area and underpin the Concept Masterplan, Development Brief and Design Code.

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.

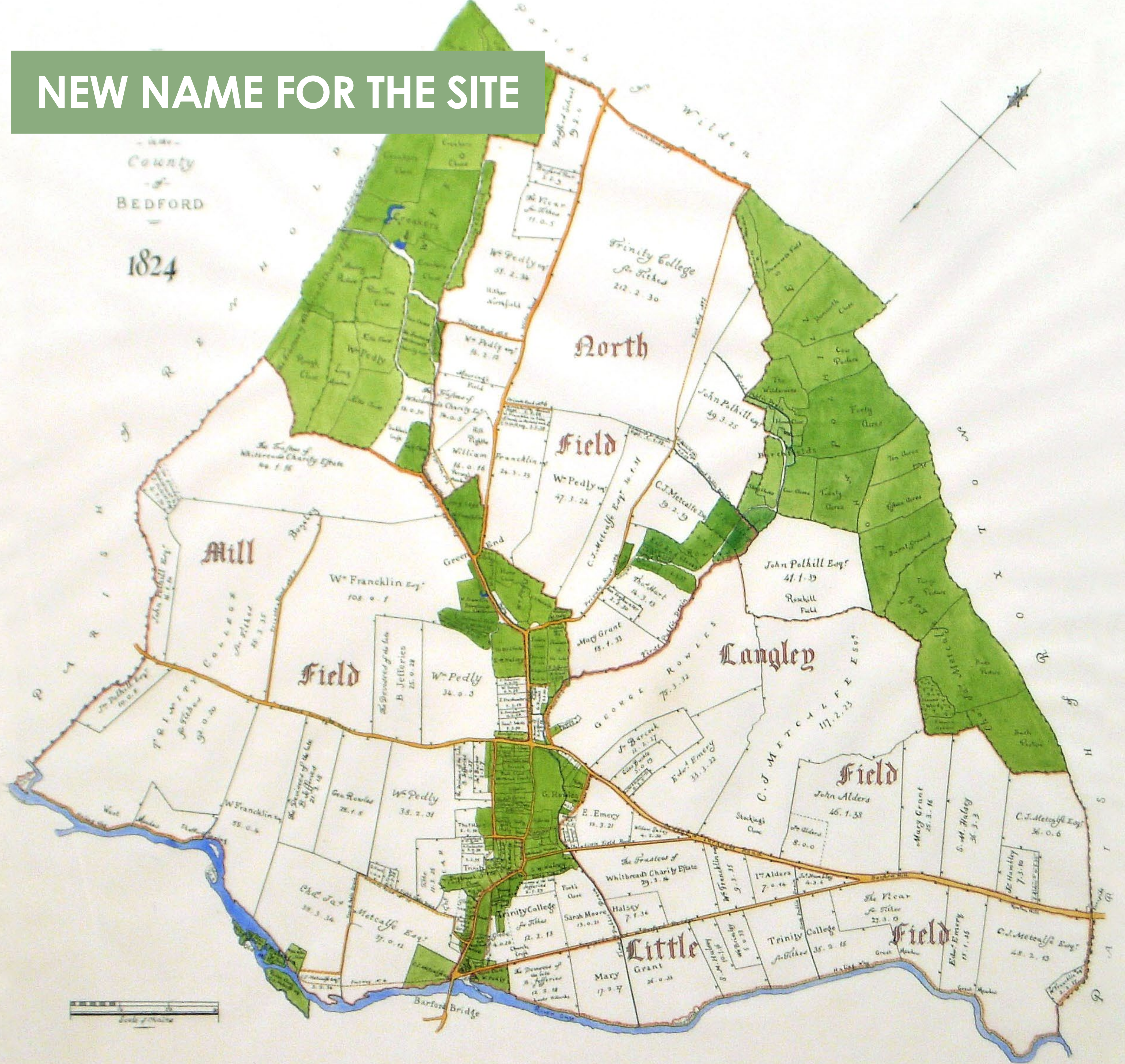
The Millfield End site therefore provides us with the opportunity to:

- 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%



Indicative plan of influences

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.

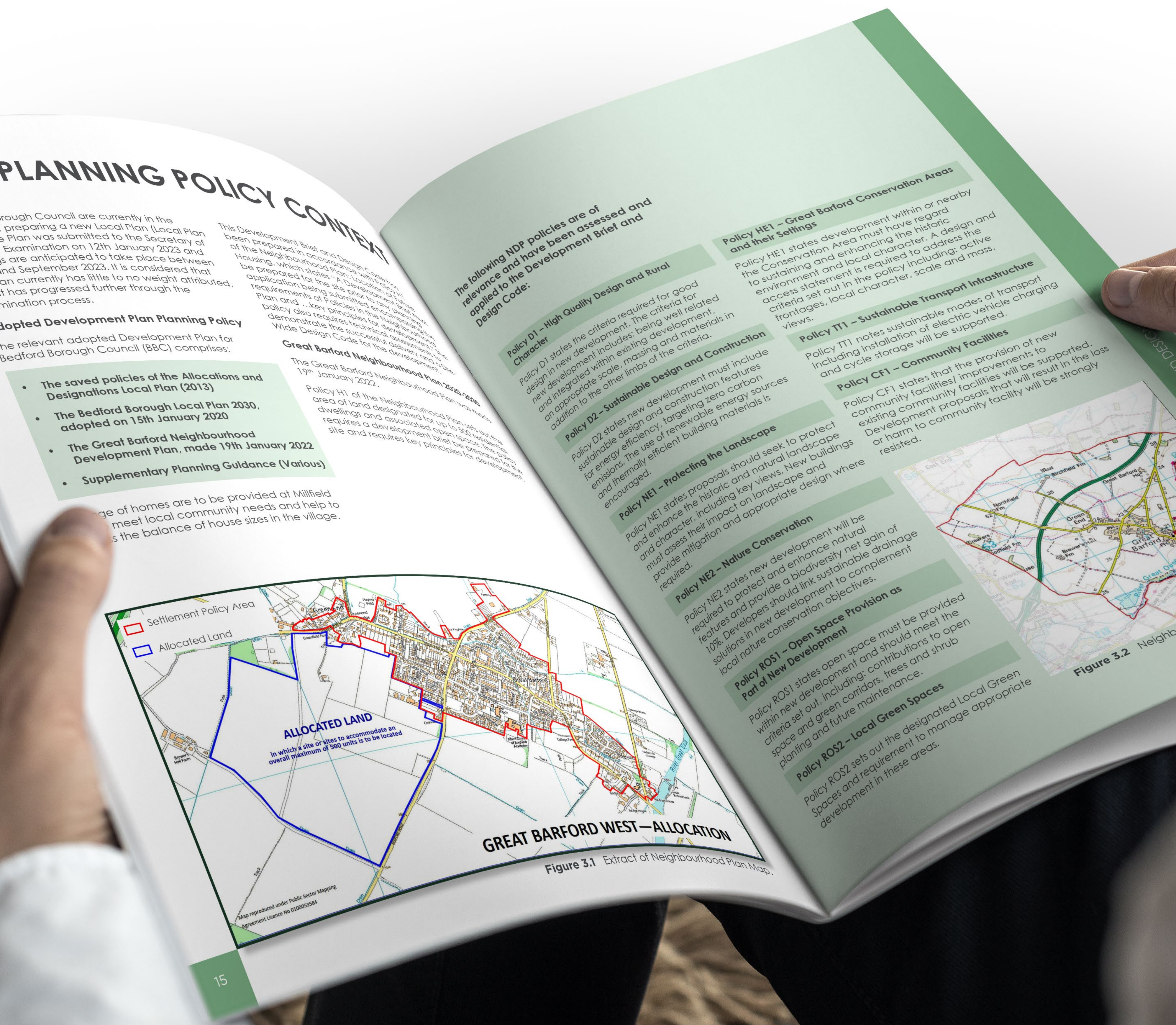
“ The location of the development is in the area which was known as Mill Field in the open-field system which existed prior to the Parliamentary Enclosure. There is also a Green End to the north-west of Great Barford, the ‘End’ suffix being a common local/regional term for a hamlet or extension of a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

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.



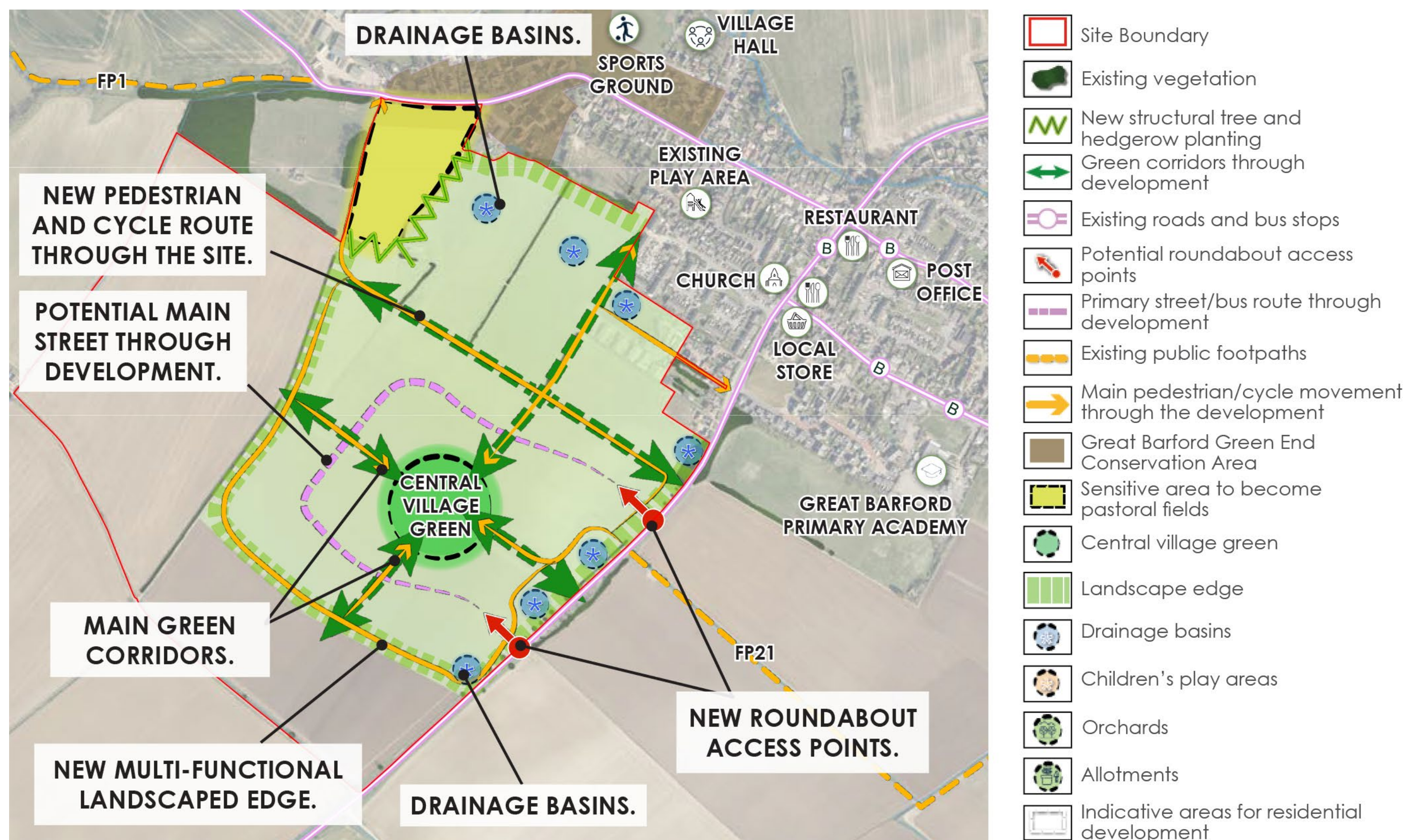
DESIGN EVOLUTION

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

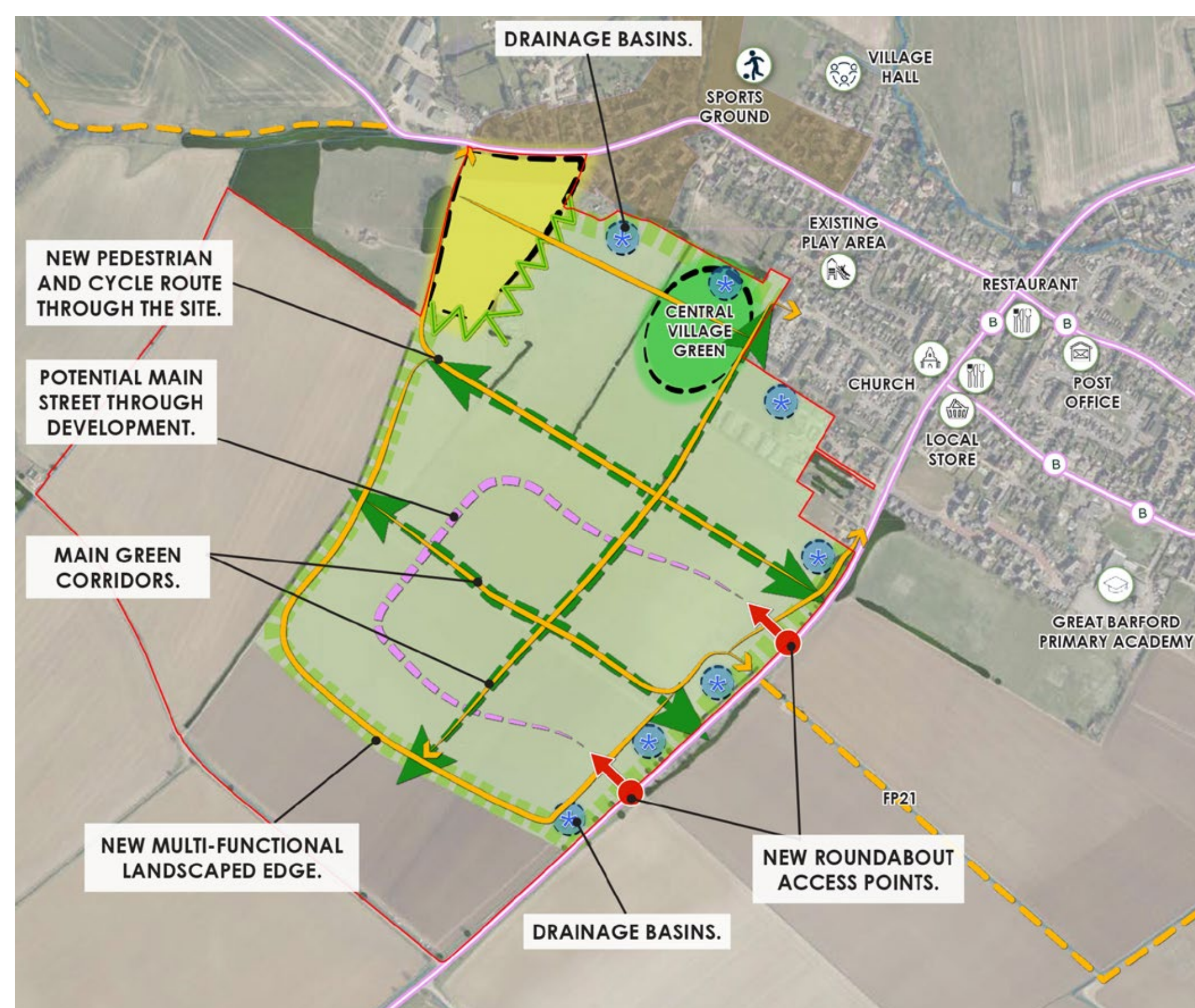
The Great Barford Fun Day, on 3rd September 2022 - was well attended and allowed delegates from the developer and consultant team to begin community engagement with local residents on the initial proposals for Millfield End.

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.



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.**



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.

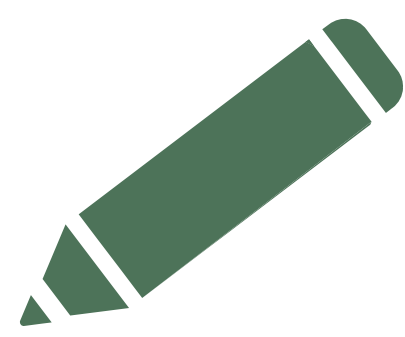
OUR VISION

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.



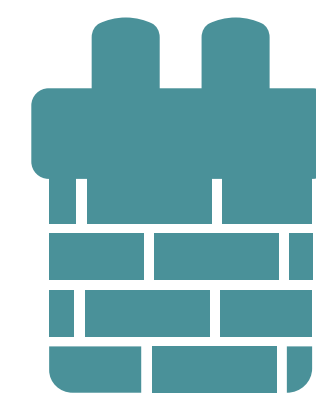
PEDESTRIAN AND CYCLIST CONNECTIVITY AND INTEGRATION

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.



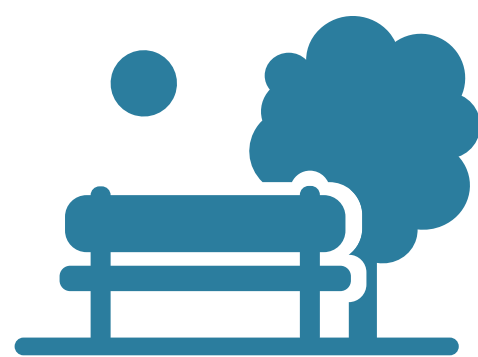
RESPECTING THE HISTORIC ENVIRONMENT

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.



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: 39.65ha
- Proposed developable area: 17.09ha (500 new homes @ 30 dph)
- * 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 (4x LEAPs & 1x NEAP)
- Proposed trim trail stations
- Proposed sports pitches
- Proposed sports pavilion
- SUDS**
- Proposed basins 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



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:



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

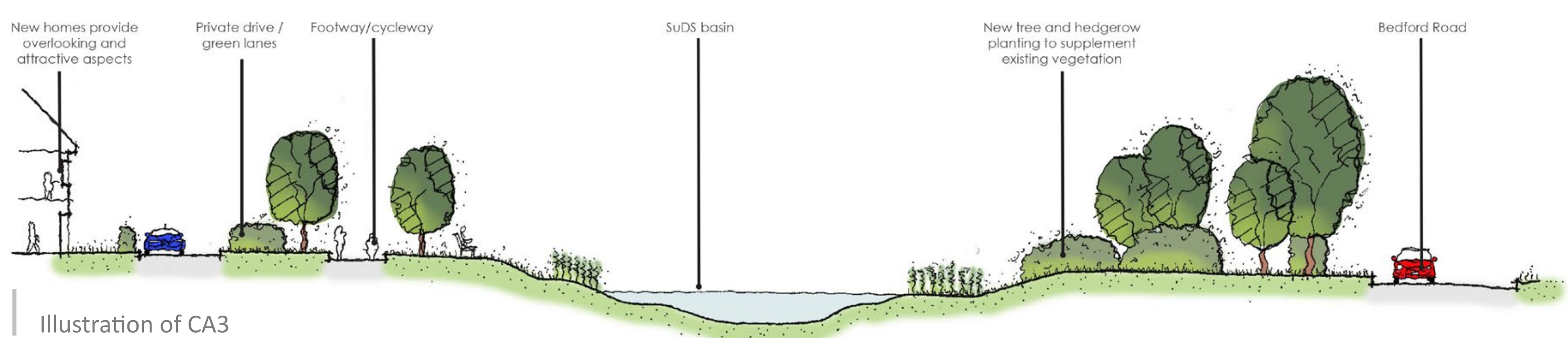
The Bedford Road character area is designed to create a rural gateway to Great Barford. The new homes will be set back from Bedford Road behind an area of open space. The new homes will be designed to strongly draw upon the local vernacular, using a range of appropriate traditional building materials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



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

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

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:

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Email: millfield-end@devcomms.co.uk