

GREAT BARFORD WEST

01 | WORKING IN PARTNERSHIP WITH LOCAL PEOPLE

The Great Barford West site is identified in the Great Barford Neighbourhood Development Plan as the most sustainable location for 500 new homes in the village. The Great Barford West allocation is a larger area of land than is required for the 500 new homes. Technical analysis of the site is currently underway to identify the best possible areas for development.

We want to continue working in partnership with the local community to design the best possible scheme for Great Barford West, which is forward-thinking, community orientated and rooted in the unique nature of the village and the local area.

We are therefore undertaking further consultation with local people, before we start to draw up proposals for new housing, community facilities and open space at Great Barford West. We want to hear directly from you, and representatives of Countryside, Axiom Developments, and their consultant team are on hand today to listen to your views.

Great Barford West is being designed to integrate with the village so that both new and existing residents will benefit from the spaces and places we create.



MEET THE TEAM

Great Barford West is being developed by Countryside Partnerships and Axiom Developments and, as a team, we are committed to working with the local community throughout this process.



AXIOM DEVELOPMENTS

Axiom Developments Limited is an independent strategic land promotion company operating across the Oxford to Cambridge region.

We work in partnership with landowners, councils, and local communities to promote sustainable new settlements through the local development plan process to outline planning consent. We then work with appropriate partners to deliver the necessary infrastructure, high quality placemaking and new homes.

COUNTRYSIDE

Countryside has a great reputation throughout the industry and has received more housing design awards than any other developer, reflecting our dedication to delivering high-quality and well-designed new communities.

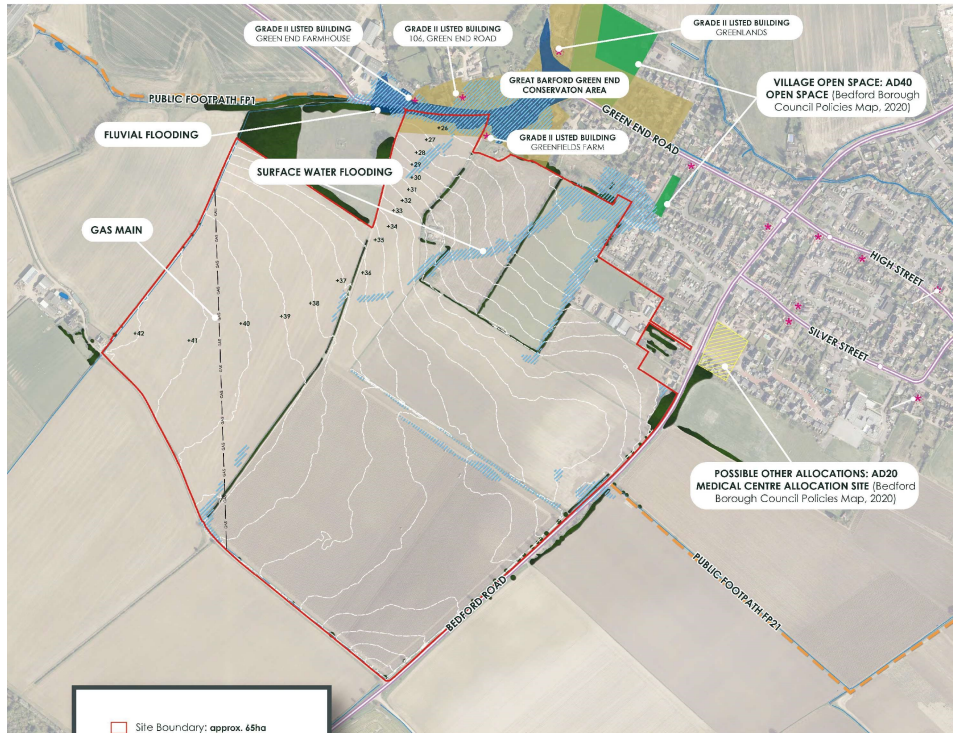
We have over 60 years' experience and always make sure we deliver schemes which benefit the existing community by delivering new facilities in discussion with local people.

As a developer seeking to create new communities, we place importance on the delivery of infrastructure and ensuring that our schemes evolve in partnership with the local community.

www.greatbarfordwest.co.uk

GREAT BARFORD WEST

02 | UNDERSTANDING THE SITE



Site Boundary: approx. 65ha

INFLUENCES

- Existing vegetation
- Contours
- Existing watercourses
- Fluvial flooding (Flood Zone 2)
- Surface water flooding
- Existing gas main
- Public footpaths
- Existing roads and bus stops
- Conservation Area
- Listed Buildings

BEDFORD BOROUGH COUNCIL POLICIES MAP (2020)

- Medical Centre Allocation Site (Policy AD20)
- Open Space (Policy AD40)

The plan above represents some early thoughts on the influences that may shape the proposals for Great Barford West.

SITE INFLUENCES

- Flood risk:** We understand that issues around flooding are of great importance to local people and that there have been problems with flooding in parts of the village in recent years. In particular, the areas of the site alongside Green End Road are prone to flooding. Drainage proposals at Great Barford West will look at controlling the flow of surface water within and out of the site, with a scheme to be designed to provide betterment to existing flooding issues along Green End Road.
- Topography:** Great Barford West broadly slopes from higher ground in the west to lower ground in the east and north. We will work with the natural topography of the site in order to determine where new drainage features should be provided.
- Heritage:** A large part of Green End Road is a Conservation Area, with the boundary of the Conservation Area overlapping the northern extent of the site. We are looking at how any proposed development should respect the historic character of that conservation area, how it should be set back from it, and landscaping proposals.
- Relationship to the existing settlement:** Our vision is to ensure that Great Barford West positively integrates with the existing village of Great Barford. This will be achieved through sensitive planning and design considerations when developing close to the existing settlement boundary, but also through providing pedestrian and cycle connections to Great Barford West's new areas of public open space.



GREAT BARFORD WEST

03 | ESTABLISHING A VISION



CREATING A PLACE

- **Trees and hedgerows:** The site has very few trees and hedgerows which presents an exciting opportunity to increase the number of trees and hedgerows on the site with structural planting, including reinstating some former hedgerows.
- **Walking and cycling:** Great Barford West will provide new traffic-free routes for walking and cycling. These routes will provide connections to nearby public footpaths and to existing areas of the village, helping to create a connected new neighbourhood.
- **Public open space:** Great Barford West presents the opportunity to offer a range of open spaces for the benefit of the whole of the village. The new neighbourhood could be centred upon a new village green with new sports pitches and children's play areas.
- **Biodiversity Net Gain:** Introduced through the Environment Bill, biodiversity net gain is a requirement of all new developments and Great Barford West will provide a minimum 10% increase in the biodiversity and habitats across the site.
- **Vehicular access:** Through guidance provided by the highway authority, and as a result of our own initial traffic assessments, the site will be accessed off Bedford Road, with two points of access. Work is ongoing with regard to the design and precise location of the junctions.



The plan above represents some early thoughts on the opportunities and principles that may shape the proposals for Great Barford West.

We welcome your thoughts on what matters most for **Great Barford West**

www.greatbarfordwest.co.uk