

AXIS

LAND PARTNERSHIPS



HEALTH



COMMUNITY



CLIMATE



NATURE

RAMSEY GREEN AT GIBRALTAR CORNER VISION DOCUMENT

SEPTEMBER 2020

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1. INTRODUCTION

1.0 INTRODUCTION

This document has been prepared to support the submission of Ramsey Green at Gibraltar Corner, herein referred to as Ramsey Green, for a residential-led allocation as part of the emerging Bedford Borough Local Plan Review.

The following pages set out the vision for the proposed development at Ramsey Green as a sustainable residential development capable of delivering a number of benefits to the local community, including large new areas of open space, and improved walking and cycling connectivity to the wider local area and the John Bunyan Trail. It also demonstrates how the site is fully deliverable in planning terms, meeting all the tests set out within the National Planning Policy Framework.

This document should be cross-referenced with our response to the questions set out within the Issues and Options Consultation. The information within this document has been used to inform the Issues and Options Consultation response. It should also be read in conjunction with the information previously submitted for the site as part of the Call for Sites process in August 2020.

ABOUT AXIS LAND PARTNERSHIPS

We are a land promotion company and our approach is to work collaboratively with key stakeholders and the local community from the outset. This is something we feel can bring the most benefit in the longer term for everyone involved. We are working with our wider consultant team on this proposal, and together, we bring a collective wealth of expertise and understanding of planning and development of sites such as this one.

We are part of the Sir Robert McAlpine Group of Companies and our expertise is based on a wealth of experience in planning, construction and infrastructure and the flexibility and willingness to explore new ways of working.

We have a thorough understanding of the development and construction process. This enables us to anticipate long and short-term challenges before they arise and mitigate them before they become issues. Our robust in-house capabilities are the foundation of our work.

We maximise the technical knowledge and engineering skills of the McAlpine Group. We utilise the vast infrastructure and energy network services provided across the Group.

We embed our business, environment, reputation and social principles into our operations and services. We believe in sustainable design and construction and genuinely want to reduce carbon emissions and promote high standards in developments in which we are involved.

We care about leaving a positive legacy. We aim to create sustainable places we can be proud of – places in which future generations will want to live. We strive to minimise the impact of development on the environment and create a positive effect for local communities.

In addition, the wider McAlpine business is built on 150 years of successful partnerships. As a family business, we care for and depend on each other and this collaborative and respectful approach is the foundation of our business culture.



SITE LOCATION

The proposed site is located within the Kempston Rural civil parish, in the rural settlement of Gibraltar Corner, one of five hamlets or 'ends' just 5 km (3.1 miles) south west of Bedford Town Centre and only 2 km (1.2 miles) from Kempston High Street. At present, the site is well-contained agricultural land with Gibraltar Corner immediately adjacent to the south-east and Buttons Ramsey woodland adjacent to the west.

The site is separated into two parcels, one smaller parcel to the east of Home Road, with the second larger parcel to the west of Home Road. Combined the parcels are approximately 21.5 ha (53.1 acres) in size. The land to the east of Home Road is located to the north of Ibbett Close and to the south of Green End Road. The land parcel on the west side of Home Road includes land situated to the north of Wood End Road, as illustrated in the adjacent site boundary plan.

The site benefits from very good connectivity to Bedford, Kempston and Wootton by foot, bicycle and public transport. Further detail on the site and its surroundings is set out within sections 3 and 4 of this document.



SITE LOCATION



SITE BOUNDARY

PLANNING POLICY CONTEXT

The document has been prepared in response to the relevant adopted Development Plan for Bedford Borough and National Planning Policy, which provide the context for housing growth within the area.

Following the recent adoption of the Bedford Local Plan 2030, there was a requirement for the Council to commence immediately with a new Local Plan Review in order to meet their identified housing and employment needs up to 2040. As acknowledged within the Issues and Options consultation document, Bedford Borough is located within the Cambridge – Oxford Arc, which has been identified by the Government to be a focus of employment and housing growth up to 2050. In this regard, Bedford Borough Council have identified a need for the emerging Local Plan to allocate between 9,000 and 21,625 dwellings.

The Issues and Options Consultation is the first step of this process and sets out a number of different growth scenarios that could be delivered as part of the Local Plan Review.

At the National level, the National Planning Policy Framework (NPPF) provides the statutory policy framework for the preparation of Local Plans. We are fully supportive of the plan-making provisions within the NPPF, which state that Local Plans should be prepared positively, in a way that is aspirational but deliverable.

Paragraph 16 of the NPPF states that Local Plans should be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees. We are committed to engaging with all of these stakeholders, as part of the promotion of the site.

In accordance with paragraph 35

of the NPPF, this document also seeks to demonstrate that allocation of Ramsey Green would be sound in planning terms. The allocation of this site is assessed against the four tests of soundness set out within the NPPF, which are:

- Positively prepared
- Justified
- Effective
- Consistent with national policy.

SUSTAINABILITY, LOW CARBON & BIODIVERSITY

We are fully committed to the Low Carbon agenda and recognise that Bedford Borough Council have declared a climate change emergency.

As one key strand of sustainability, the proposed development will seek to achieve substantial Biodiversity Net Gain, above the 10% DEFRA target. Lockhart Garratt have been appointed on ecological matters and at the appropriate time have the ability to undertake a detailed calculation against the DEFRA matrix. At this stage, provision has been made for generous landscape areas, tree and shrub planting to substantially improve biodiversity net gain within the site.

The north-west corner of the site, to the north-west of John Bunyan Trail, provides for the opportunity to provide an extension of Buttons Ramsey wood, which will substantially improve biodiversity levels above the existing situation.

Sustainable Development Goals

We feel strongly that the principles set out by the United Nations (UN) Sustainable Development Goals (SDGs) should be a key consideration in the design and delivery of any new development, where possible. The SDGs provide a globally agreed set of targets to measure the success of achieving sustainable development.

In the Autumn of 2015, 17 SDGs were adopted by UN member countries, as a blueprint to achieve a better and more sustainable future for all. The SDGs represent an urgent call for action by all member countries, recognising significant global issues experienced by many countries, including poverty, inequality and climate related issues.

Throughout all aspects of the development at Ramsey Green, from site promotion to delivery, engagement to management, the underlying approach is to have regard to the SDGs, in order to work towards achieving as many as possible. The full list of SDGs are illustrated on the adjacent page.

1



End poverty in all its forms everywhere

2



End hunger, achieve food security and improved nutrition and promote sustainable agriculture

3



Ensure healthy lives and promote well-being for all at all ages

4



Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all

5



Achieve gender equality and empower all women and girls

6



Ensure availability and sustainable management of water and sanitation for all

7



Ensure access to affordable, reliable, sustainable and modern energy for all

8



Promote sustained, inclusive and sustainable economic growth, employment and decent work for all

9



Build resilient infrastructure, promote sustainable industrialisation and foster innovation

10



Reduce inequality within and among countries

11



Make cities and human settlements inclusive, safe, resilient and sustainable

12



Ensure sustainable consumption and production patterns

13



Take urgent action to combat climate change and its impacts

14



Conserve and sustainably use the oceans, seas and marine resources

15



Sustainably manage forests, combat deforestation, halt and reverse land degradation and halt biodiversity loss

16



Promote just, peaceful and inclusive societies

17



Revitalise the global partnership for sustainable development

2. THE VISION

2.0 THE VISION

Ramsey Green provides an exciting opportunity to nurture an expanded community in a location where town meets country – at the edge of the newly expanded Kempston to the east, with its abundant facilities and amenities, and surrounded on all other sides by the Marston Vale countryside.

In the post-COVID environment, with its emphasis on people needing the right homes to both live and work in, the development can provide desirable living opportunities that couple direct access to open space and the availability of local produce on the doorstep, with good technology links, proximity to Bedford Town Centre and excellent links to London.

The proposals are for an integrated landscape and housing-led scheme at an appropriate density accounting for the location of the site. The site will offer plenty of public open space for both new and existing residents to use. As well as space to walk and exercise, and space for children to play, there is room for more formal activities to take place here too. The proposals also include plans to create a 'hub' as a central part of the community. This could include features such as a weekly farmer's market or pop up coffee van/shop.

The regenerated woodlands of Buttons Ramsey and The Kill sit immediately adjacent to the west and south, and the long distance walking and cycling route of the John Bunyan Trail passes directly through the north-western edge of the site. These offer excellent outdoor amenities and connectivity directly with nature for those living in Ramsey Green.

The new neighbourhood is in a truly sustainable location. It is within walking and cycling distance to Kempston (20 minutes and 5 minutes respectively), and a short 20 minute bus journey/cycle ride to Bedford and Bedford train station, with fast links to London. In addition, to the south is Wootton, which has a number of services and facilities accessible by foot or cycle from the proposed development.

The site will prioritise walking and cycling over vehicular movement, reinforcing sustainability within the new community. The best possible telecommunications will enable residents to work from home, and the surroundings will provide the best possible environment in which to do so in healthy mind and body. There is a real possibility to support a green, healthy and vibrant community at Ramsey Green.





JOHN BUNYAN TRAIL

GREEN END ROAD

HOME ROAD

WOOD END LANE

RIDGE ROAD

WOOTTON ROAD

A328

COMMUNITY BENEFITS

There are a number of benefits that the site will provide to the wider community, alluded to throughout this vision document. However, particular key benefits are listed below:

- Improved connectivity with the surrounding 'ends' and wider villages
- Additional informal and formal recreation spaces
- Support for people to 'work from home' through technology, access to shared informal spaces and open countryside
- Amenities/facilities for the local rural community such as the 'hub'
- Support to health and wellbeing through connectivity with the open countryside and active encouragement of cycling and walking over car use
- Provision of affordable housing in line with planning policy.



COMMUNITY ASPIRATIONS

3. A SUSTAINABLE LOCATION

3.0 A SUSTAINABLE LOCATION

The site is situated in close proximity to Bedford and Kempston. The ‘town meets country’ vision for the site is built upon the fact that it is unusually well-related to a range of services and facilities, yet also provides for convenient access to the countryside.

Gibraltar Corner is a hamlet on the edge of Kempston. Kempston is located only 600 metres (0.3 miles) walk from the site (at its nearest point) and the site has very good access to Kempston and onward to Bedford. The road from Gibraltar Corner to Kempston has a pavement on both sides and a dedicated cycle and pedestrian route under the A428,














which provides very safe, quick and easy access to Lidl Supermarket and beyond towards the local centre at Kempston High Street.

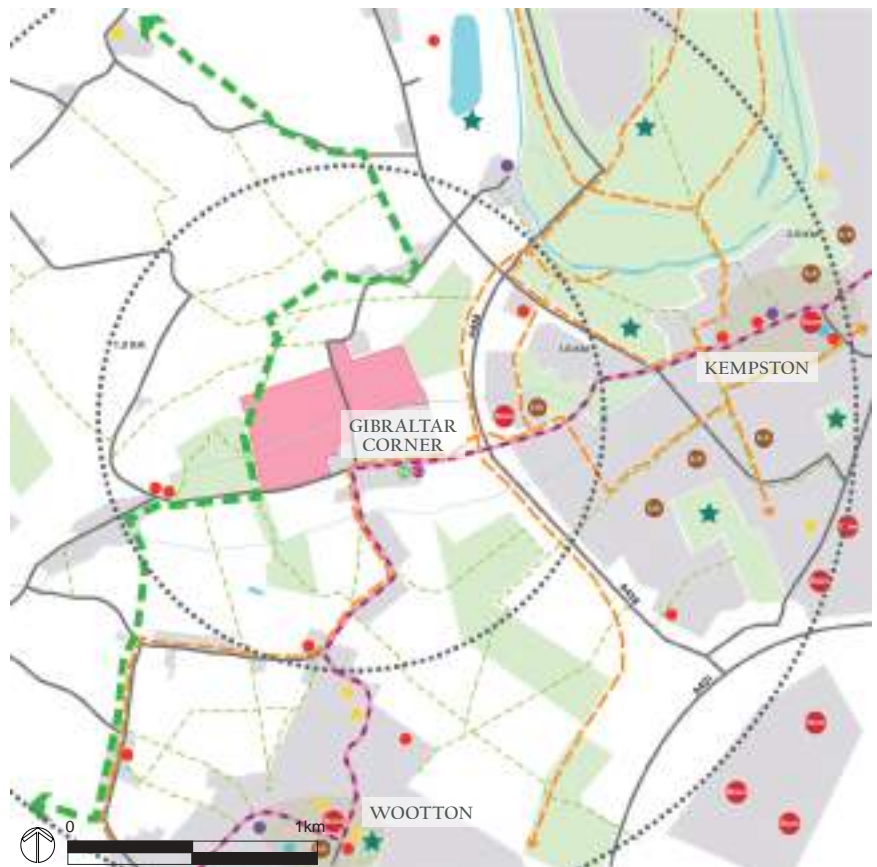
Gibraltar Corner also has ease of access to Wootton to the south, which is only 2 km (1.2 miles) from the site. A pavement is provided for the full length along the road to Wootton. Wootton is one of eight Key Service Centres within the currently adopted Local Plan and also provides a range of services, including convenience stores, a pharmacy, post office, lower and upper schools, nursery, library, restaurants, public houses and takeaways. The closest

gastro pub, the Legstraps, is located to the far north of Wootton village and only 1 km (0.6 miles) from the site. The Cross Keys pub and restaurant is located just along Wood End Lane to the west of the site and is within short walking distance.

A key part of sustainability relates to health and well-being, and ease of access to the countryside. In this regard, the John Bunyan Trail, bisects the north-west corner of the site and is a popular circular trail, some 77 km (47.8 miles) long, which runs from the north of Bedford to the north of Luton. The site proposals offer the opportunity to improve

LEGEND

- | | |
|---|--|
|  SITE AREA |  SHOP |
|  ROAD |  HOSPITALITY |
|  BUS ROUTE |  SCHOOL |
|  JOHN BUNYAN TRAIL |  RELIGIOUS |
|  CYCLE ROUTE |  MEDICAL SERVICES |
|  FOOTPATH |  COMMUNITY USE |
|  SPORTS FACILITY | |



CONNECTIVITY PLAN



SERVICES / FACILITIES IN PROXIMITY OF THE SITE

access for existing and future residents to this footpath and into Buttons Ramsey wood, which adjoins the western boundary of the site.

The site is well-connected by road, with ease of access onto the A428 and the A421 to the east. Public transport connectivity is also good, with a bus stop located just 200 m (0.1 miles) to the south of the site. Regular buses are provided to and from Gibraltar Corner as follows:

- 53 bus service runs a regular service to Bedford
- 68 bus service runs regularly to Ampthill, Stewartby, Wootton, Kempston and Bedford
- C1 bus service runs a service five days a week between Bedford and Milton Keynes.

Convenient bus routes ensure easy access to Bedford train station, located just 4.2 km (2.6 miles) away, connecting Bedford to London and the wider south-east region.

The adjacent table lists some of the large number of services within close proximity of the site.

	SERVICE OR FACILITY	DISTANCE (MILES)	APPROX. WALKING TIME (MIN)	APPROX. CYCLING TIME (MIN)
SHOPS AND SUPERMARKETS	LIDL	0.6	5	2
	SAINSBURYS	2.1	20	8
	HARPUR SHOPPING CENTRE	4.7	46	20
	THE INTERCHANGE RETAIL PARK	2.8	27	11
	CO-OP	1.9	19	7
	KEMPSTON HIGH STREET	1.8	18	6
	TESCO EXPRESS	2.5	25	10
MEDICAL SERVICES	LLOYDS PHARMACY	2.3	22	9
	VICTORIA ROAD PRACTICE SURGERY	2.2	21	9
	BEDFORD HOSPITAL	2.6	25	10
	WOOTTON PHARMACY	1.7	17	7
EDUCATION FACILITIES	RIDGEWAY SCHOOL	1.2	11	5
	HASTINGSBURY UPPER SCHOOL AND COMMUNITY COLLEGE	1.2	11	5
	WOOTTON UPPER SCHOOL	2.1	20	8
	KEMPSTON RURAL LOWER SCHOOL	1	10	4
	BALLIOL PRIMARY SCHOOL	1.6	15	5
COMMUNITY SERVICES	BIZZY BEES PLAYGROUP	1.0	10	4
	WOOTTON LIBRARY	1.5	15	6
	WOOTTON BAPTIST CHURCH	1.8	17	7
	WOOTTON SKATEPARK	1.9	19	8
	WOOTTON VILLAGE HALL	2.0	20	8
	ST MARYS C OF E CHURCH	2.0	20	8
	ALL SAINTS CHURCH	0.8	16	4
	KEMPSTON YOUTH CENTRE	2.0	20	8
	DAISY HILL CHILDREN'S CENTRE	2.2	21	9
	GURU NANAK TEMPLE	3.5	33	14
TRANSPORT	PURE GYM	5.5	55	22
	BEDFORD TRAIN STATION	4.2	41	17
	BEDFORD	4.2	41	17
HOSPITALITY	KEMPSTON HARDWICK TRAIN STATION	3.6	35	14
	TRE FRATELLI	1.8	18	6
	THE CROSS KEYS PUB & KITCHEN	1.8	18	6
	MAYPOLE FARM DINING & CARVERY	1.5	15	6
	FRESH BITES CATERING	1.2	11	5
	THE CHEQUERS INN	1.5	15	6
	THE ELEPHANT	2.7	25	10
	THE LEGSTRAPS	1.0	10	4
	PAD THAI I-STYLE	0.7	8	3
	BOX END WATER PARK	1.0	20	5
	CORNER 5	1.0	20	5

4. THE SITE

4.0 THE SITE

As described within section 1, the site is formed of two parcels, separated by Home Road, comprising 21.5 ha (53.1 acres) of land in total for the potential development area.

Both parcels are unconstrained in planning terms and consist of open agricultural fields. There is a gentle slope within both sites, with the northern boundary forming the high point.

The eastern parcel adjoins Ibbett Close at its southern boundary and Green End Road at its northern boundary. Ibbett Close is characterised as mainly two-storey semi-detached post-war housing, with rear gardens fronting onto the application site. An existing tree line separates the site from Ibbett Close, which would be maintained and enhanced as part of the proposals.

To the east, the parcel is bound by trees and vegetation, beyond which is an area of heath and scrubland, which provides a buffer to the A428.

Kempston Nurseries garden centre adjoins the northern boundary and benefits from being screened from the site by substantial landscape planting. To the west of Kempston Nurseries, a section of the parcel adjoins Green End Road.

The western parcel is the larger of the two parcels. The southern boundary adjoins Wood End Lane and is set back behind existing dwellings on Wood End Lane and Home Road at the eastern end. The dwellings along Wood End Lane and Home Road are two-storey dwellings and are a mixture of semi-detached and detached dwellings.

The northern boundary of the parcel backs onto existing fields, whilst the western boundary adjoins Buttons Ramsey wood, which provides strong visual screening on this boundary. The northern part of the western boundary consists of a tree-lined field boundary, with agricultural fields beyond.

Other distinctive features of the western parcel include an existing ditch and hedgerow that bisect the site from east to west and the John Bunyan Trail footpath, which crosses the site in the north-western corner. It is the intention to maintain and enhance this footpath as part of the proposed development.

To the north of the site are three listed buildings, which are listed as follows:

- 1 The Cottage, Kempston House (locally known as Old Grooms Cottage) (Grade II) UID 1114284
- 2 Kempston House (Grade II) UID 1114285
- 3 Ramsey Cottage (Grade II) UID 1321547.

All three listed buildings are well-screened from the site by existing vegetation in and around the northern boundary and beyond.





TO KEMPSTON CHURCH END

GREEN END

GREEN END ROAD

KEMPSTON HOUSE

THE COTTAGE

KEMPSTON NURSERIES

RAMSEY COTTAGE

JOHN BUNYAN TRAIL

EASTERN PARCEL (7.2 HA)

HOME ROAD

WESTERN PARCEL (14.3 HA)

DITCH

DITCH

IBBETT CLOSE

BUTTONS RAMSEY WOOD

RIDGE ROAD

TO A428, KEMPSTON & BEDFORD

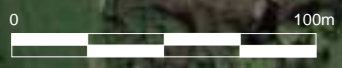
WOOD END LANE

WOOLTON ROAD

BROOK FARM

TO WOOD END AND KEMPSTON WEST END

TO WOOLTON



KEY PLANNING POLICY THEMES & CONSIDERATIONS

As identified within Policy 3S of the current adopted Local Plan, one of the key strategic objectives is to maintain and enhance Bedford town centre as the preferred location for retail, leisure, visitor economy and office development. The supporting text to this policy, within paragraph 6.8, also acknowledges that Bedford and Kempston are the most accessible locations within the Borough, where most facilities and services are located and the existing population is concentrated.

We are in full agreement with the current key strategic objectives of the existing Local Plan and agree that maintaining and enhancing the existing retail, leisure, visitor and office facilities within Bedford and Kempston should be an important strategic objective of the Local Plan Review.

The proposed masterplan for the site is currently conceptual in nature and will evolve as the promotion of the site moves forward, taking on board comments from key statutory and non-statutory consultees and stakeholders. To inform the parameters of the masterplan, due consideration has been given to key relevant planning policies within the adopted Local Plan (2030), which are set out in the adjacent table.

KEY POLICIES FROM BEDFORD BOROUGH LOCAL PLAN 2030

POLICY NUMBER	POLICY SUMMARY
38 - LANDSCAPING IN NEW DEVELOPMENT	DEVELOPMENT SHOULD PROVIDE LANDSCAPING ON SITE OR IN A MORE SUITABLE LOCATION OFF SITE IF NECESSARY.
43 - ENHANCING BIODIVERSITY	DEVELOPMENT SHOULD PROVIDE A NET INCREASE IN BIODIVERSITY THROUGH ENHANCEMENT OF EXISTING FEATURES, AS WELL AS THE CREATION OF ADDITIONAL HABITATS ON SITE.
58S - AFFORDABLE HOUSING	A SITE PROPOSING 10 OR MORE DWELLINGS MUST PROVIDE 30% AFFORDABLE HOUSING, WITH 78% OF THE DWELLINGS EITHER SOCIAL OR AFFORDABLE RENTED, AND THE REMAINING 22% AS OTHER FORMS OF AFFORDABLE HOUSING.
59S - HOUSING MIX	HOUSING MUST BE OF A DIVERSE MIX, ABLE TO MEET THE NEEDS OF THE COMMUNITY, INCLUDING FAMILIES WITH CHILDREN, OLDER PEOPLE AND PEOPLE THAT REQUIRE ADAPTABLE HOUSING. SITES PROPOSING 100 DWELLINGS OR MORE MUST INCLUDE SPECIALIST HOUSING FOR THOSE WITH LEARNING DISABILITIES AND MENTAL HEALTH NEEDS. SITES PROPOSING 3 OR MORE DWELLINGS MUST PROVIDE 49% OF HOUSES MEETING CATEGORY 2 ACCESSIBLE AND ADAPTABLE STANDARDS.
91 - ACCESS TO THE COUNTRYSIDE	EXISTING PUBLIC RIGHTS OF WAY MUST BE MAINTAINED AS PART OF THE NEW DEVELOPMENT AND PROPOSED ACCESS TRACKS MUST BE 4 METRES IN ORDER TO ALLOW FOR ALL USERS.
93 - SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)	ALL PROPOSALS MUST INCORPORATE SUITABLE SURFACE WATER DRAINAGE SYSTEMS, APPROPRIATE TO THE NATURE OF THE SITE.

SITE CONSIDERATIONS & TECHNICAL SUMMARIES

The plan below outlines the key opportunities and constraints afforded by the site. The potential developable area is divided into three parcels with vehicular, pedestrian and cycle access to each from existing roads and footpaths.

The central east-west drain is surrounded by a swathe of surface water flooding, where no

development is permitted. Instead, this area will be used as a generous green corridor, along which a new foot and cycle path will be created, as well as public open space for recreation and relaxation. Buttons Ramsey wood will be extended into the north-western part of the site, to maintain the natural setting of the John Bunyan Trail. Other areas of open space will be used for sustainable drainage elements to ensure the site is drained effectively and efficiently.

There is the opportunity to provide a community hub, which could be located in the heart of the site, easily accessible by foot, bicycle and vehicles along the existing and new routes.

Further detail on the landscape, drainage and site access elements is explored over the following pages.



- SITE BOUNDARY
- EXISTING ROAD
- POTENTIAL VEHICULAR ACCESS
- PROPOSED STREET NETWORK
- EXISTING FOOTPATH
- EXISTING CYCLE PATH
- PROPOSED CYCLE PATH
- POTENTIAL PEDESTRIAN ACCESS
- POTENTIAL DEVELOPABLE AREA
- POTENTIAL GREEN SPACE
- REGENERATED WOODLAND
- SENSITIVE RESIDENTIAL EDGE
- LANDSCAPE BUFFER REQUIRED
- POLICY AD24 GREEN INFRASTRUCTURE MARSTON VALE ZONE
- EXISTING TREE
- EXISTING HEDGE
- EXISTING DRAIN
- EXISTING DITCH
- POTENTIAL DRAINAGE ELEMENT
- FLOOD ZONE 3B
- SURFACE WATER FLOODING
- LISTED BUILDING
- POTENTIAL LOCATION FOR COMMUNITY HUB
- EXISTING BUS STOP
- OVERHEAD ELECTRICAL LINE
- CONTOUR
- SLOPE

OPPORTUNITIES AND CONSTRAINTS PLAN

LANDSCAPE & VISUAL

Ramsey Green contains a series of landscape qualities, all of which have been considered and have influenced the masterplanning process for this site.

Connectivity & promoting healthy lifestyles

The John Bunyan Trail is a formal and nationally significant recreational circular walking route stretching for 77 miles around the county of Bedfordshire. A section of this trail crosses through the north-western corner of the site, and therefore the site is well placed to enable both new and existing residents to access the countryside via the public rights of way network.

The site lies close to a series of relatively young woodland plantations, most notably Buttons Ramsey wood to the immediate west of the site. Connections between the woodland and the John Bunyan Trail are already established, but could be improved by linking back into the site, allowing for new residents to access this local woodland and its network of permissible footpaths from their doorstep. The site is ideally placed within a well-connected landscape, and the promotion of these public access connections will help to provide a healthy and active lifestyle whilst allowing residents to feel connected to their local landscape.

Settlement edge location

The site lies adjacent to the settlement of Gibraltar Corner and has a visual and landscape connection to the settlement edge along the southern boundary of the eastern parcel, and the south-eastern corner of the western parcel. As a result, views of residential built form are an existing precedent within the immediate landscape, and the proposed site would connect to these existing dwellings.

LEGEND

- SITE BOUNDARY
- PROPOSED WOODLAND
- PUBLIC RIGHT OF WAY - JOHN BUNYAN TRAIL
- GI CONNECTIVITY CORRIDOR
- PUBLIC RIGHT OF WAY - JOHN BUNYAN TRAIL
- INWARD VIEWS

- 1 VIEW FROM ELEVATED LAND AND PUBLIC FOOTPATH NEAR KEMPSTON WOOD
- 2 CONTINUATION OF FOOTPATH
- 3 NEW HEDGEROW CREATION
- 4 ALLOW HEDGEROW TO GROW UP
- 5 RETAIN EXISTING HEDGEROWS
- 6 NEW WOODLAND PLANTING TO EXTEND BUTTONS RAMSEY WOOD
- 7 CREATION OF OAK AVENUE ALONG HOME ROAD
- 8 INDICATIVE SUDS
- 9 LEAP LOCATION
- 10 EXISTING DITCH
- 11 PEDESTRIAN LINK VIA BRIDGE ACROSS DITCH
- 12 SWALE
- 13 GI CONNECTIVITY CORRIDOR
- 14 BELT OF NATIVE TREES ALONG WOOD END LANE
- 15 SITE ACCESS



LANDSCAPE PLAN



Agricultural fields & ditch

As previously discussed, the site is formed of two parcels of land, separated by Home Road. Both of these are currently in agricultural use with a ditch crossing through the western parcel and running along the southern boundary of the eastern parcel. The design of the internal open spaces and landscape areas has been undertaken with Biodiversity Net Gain in mind.

It is anticipated that the current ditch running through these fields is of relatively limited ecological value, and could be enhanced through remodelling and planting to create a naturalistic wetland corridor with greater habitat potential, creating better ecological links to the numerous ponds located outside of the site boundary to the north-east.

This enhanced watercourse will act as both a blue and green infrastructure corridor, delivering a number of environmental services and connecting to the wider landscape, notably Buttons Ramsey wood to the west and the area of open pasture and ponds to the east.



Trees & hedgerows

The site benefits from the presence of strong existing boundary vegetation, in the form of well-maintained field boundary hedgerows, along with numerous hedgerow trees. A line of hedgerow trees along the western edge of Home Road creates a distinctive feature within the immediate setting of the site and would be enhanced and expanded upon, to retain the visual interest and identity of this feature, and to extend the habitat corridor potential of these trees, particularly for bats.

The southern boundary of the western parcel is also lined with mature trees, which share a visual connection with the tree-lined front gardens of the existing properties along Wood End Lane and Ridge Road, and therefore the development design will seek to retain them.



Topography

The site itself displays a relatively flat topography across both parcels of land, and as a result of this flat landform and the presence of mature vegetation within and surrounding the site, the site feels relatively well-contained to longer distance views. The exception to this is the distinctive ridge of rising land to the north-west of the site. This rising land provides an opportunity to create a woodland extension from Buttons Ramsey wood along the John Bunyan Trail as it crosses the site, to extend the views of the woodland when viewed from the elevated land to the north-west.

Heritage assets

Opportunities exist to create good landscape design within the northern section of the site to protect the settings of the three listed buildings, which will also create a strong green backdrop to the northern edge of the site.



SUSTAINABLE DRAINAGE

Provision for a sustainable drainage strategy (SuDS) is central to the overall strategy for the site and Stantec have been engaged to provide drainage advice. The site is situated wholly within a Flood Zone 1 (lowest probability) of fluvial flooding and the proposed development is fully deliverable in that regard.

In terms of surface water, the vast majority of the site is situated within a 'very low' risk area of surface water flooding, as indicated on the Environment Agency's Flood Risk Map. The drainage ditch which runs east-west through the site is surrounded by a small area identified as at medium or high risk of surface water flooding, where no development is proposed. The existing drainage features on the site will be incorporated into the site's overall public open space.

It is intended that SuDS features will be widely dispersed throughout the proposed development. Moreover, the design of the proposed SuDS features will be integrated within the wider landscape strategy. The proposed SuDS use will be carefully considered as part of the masterplanning process.

As well as providing a drainage function, the SuDS strategy will also form an important part of the project's biodiversity strategy, as part of a wider objective to achieve substantial biodiversity net gain. The proposed SuDS features will be designed so that they maximise opportunities for habitat creation and wildlife.

SuDS features that will be incorporated into the design include the following:

- Open swales/rills
- Attenuation basins
- Wetland planting and ponds
- Porous paving where possible
- Bio-retention areas.

SITE ACCESS

The site benefits from very good and unconstrained vehicular, pedestrian and cycle access.

The site offers the opportunity for provision of vehicular access points onto both Home Road and Wood End Lane. The indicative masterplan provisionally shows staggered access points along Home Road. The location of the access points has been chosen in order to avoid existing trees along Home Road and to ensure suitable distance between junctions.

Both of the parcels have good visibility along Home Road and, therefore, the location of the access points are flexible. There would also be the potential to provide a new roundabout as an alternative option, with access points either side, if that was the preference of the Highway Authority.

From Wood End Lane, the western of the two parcels also has very good site access, with good visibility splays in both directions. The location of the access is shown towards the western side of the site, however there is some flexibility in its location.

Cycle and pedestrian access will be provided to the John Bunyan Trail directly from the site. The eastern of the two parcels also allows the opportunity for pedestrian access into Ibbett Close to the south of the site, to provide good permeability between the existing and proposed development, and a more direct route to the bus stops on Ridge Road.

Good pedestrian and cycle access is already provided to Kempston to the east and Wootton to the south, including a dedicated cycle path under the A428. There are opportunities to further improve these connections if required by the Highway Authority.



DELIVERABILITY

The site is fully deliverable in planning terms. As set out within the Call for Sites forms submitted in August 2020, we were selected by the landowner as the preferred party to deliver the development on the site, to work on their behalf. We are fully committed to delivery of the development within the early years of the adoption of the Local Plan.

The site is capable of being developed in the short to medium term, without the need for substantial infrastructure improvements. It is likely that this delivery would be on a phased basis, to ensure a continuous and steady supply of dwellings from the site.

We have instructed initial work in respect of drainage, highways, landscape and masterplanning to demonstrate that the site is deliverable. We are also happy to clarify/undertake additional work on key matters such as education and infrastructure provision as the Local Plan process moves forward, to further demonstrate that the site is fully deliverable in planning terms.



SITE ACCESS PLAN

- SITE BOUNDARY
- ➔ VEHICULAR ACCESS
- ➔ PEDESTRIAN AND CYCLE ACCESS

5. DEVELOPMENT PRINCIPLES

5.0 DEVELOPMENT PRINCIPLES

DESIGN RATIONALE

Gibraltar Corner is set within an attractive landscape that contributes to the appeal of living there. Ramsey Green will support this by bringing the landscape to the forefront of the design rationale, ensuring that this is celebrated and enhanced through the proposals.

It is important that the appropriate characteristics of landscape and built form are incorporated into the proposals to complement the rural character of the area and to meet housing need. The development should benefit from a strong sense of place and a distinctive character, with high standards of urban design and architecture.

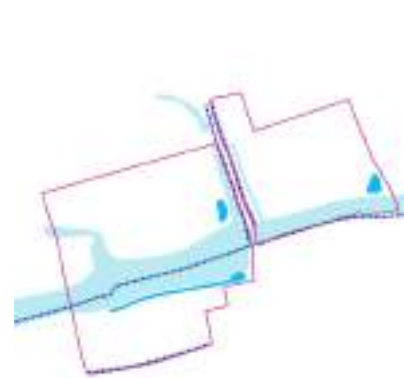
The following five rationale explain the structuring principles of the masterplan.

Existing landscape structure



- Hedgerows, tree belts and woodland blocks that form the field boundaries contribute to a sense of enclosure and visually contain the site
- Existing features will be maintained as far as possible and enhanced through green space and additional planting, and development will be set back from the site's boundaries.

Blue infrastructure & SuDS



- The existing drainage ditch and areas of surface water flooding provide a significant structural element within site, which must remain free of built form
- A landscape-led sustainable drainage strategy (SuDS) will be implemented that capitalises on the site's natural drainage, using attenuation basins and ponds, and open swales and rills
- As well as providing a drainage function, the SuDS will also form an important part of the site's biodiversity net gain, designed to maximise opportunities for habitat creation and wildlife
- Furthermore, the SuDS will also offer recreational opportunities ensuring the green space is open for all to use.

Heritage & existing dwellings



- The setting of the three listed buildings to the north of the site will be protected by creating a substantial landscape buffer, as well as setting built form back from the northern edge of the site
- The site surrounds the northern and western edges of the existing dwellings in Gibraltar Corner. In the eastern parcel, the masterplan responds to the sensitive residential edge by locating development north of the green corridor, maintaining the attractive outlook of the dwellings
- In the western parcel, new dwellings will back onto the existing back gardens, creating a secure edge to the current garden boundaries.

Proposed green infrastructure & biodiversity



- Ample green open space is provided, creating a well-connected network across the site through the creation of green corridors in north-south and east-west orientations. This not only offers recreational activity, but enhances ecological connections to existing trees and hedgerows along the boundaries
- The central open space, delineated by the surface water flooding, will be designed as an attractive green corridor connecting the eastern and western parcels, and to existing foot and cycle paths beyond the site's boundaries
- The green corridor will provide recreational open space, where children's play is included, within easy access of the whole site
- New residential development will overlook all areas of green space providing active frontages and a sense of safety and security
- Opportunities will be provided for people of all abilities to exercise and experience nature.

Access & movement networks



- Three vehicular access points will be created into the site - two from Home Road and one from Wood End Lane
- From these access points, streets meander through the development creating a rural street network, structured through a hierarchy of streets, where lower order streets branch off the central spine streets to reach the extremities of the site
- Additional foot and cycle connections will ensure walking and cycling is the easiest and safest mode of travel, such that it is chosen over the car for short to mid-travel distances
- The bus stops on Ridge Road, 200m to the south of the site, provide convenient public transport options into Kempston, Bedford and Wootton.

CONCEPT MASTERPLAN

The masterplan has been developed in response to the background research undertaken on the site and the surrounding area, and builds on the site's opportunities and constraints, technical considerations and design rationale.

The adjacent illustrative masterplan demonstrates how the new neighbourhood at Ramsey Green could be realised and sets out the main design principles relating to access, developable area, land use and open space.

The plan illustrates how just under 400 dwellings could be accommodated, at an average density of 30 dwellings per hectare, arranged within three residential parcels. These are accessed from Home Road and Wood End Lane, whilst further pedestrian and cycle accesses are illustrated from the John Bunyan Trail, Ibbett Close and a potential new link to the east, encouraging residents to use sustainable modes of travel.

The dwellings are set within a generous and high quality landscape. The existing planting around the boundaries is retained and enhanced, and the woodland at Buttons Ramsey wood is extended into the site along

the John Bunyan Trail. The central green corridor provides the main area of recreational open space, with opportunities for children's play. This corridor is also where most of the site's drainage features are located.

The dwellings are arranged in a traditional perimeter block formation, the majority of which benefit from an outlook over green space. Within the residential blocks, back gardens provide private amenity space for the residents to enjoy.

A multi-purpose community hub is proposed within the site for the benefit of both new and existing residents. This will be a flexible space, with the potential to offer room for gathering and learning, a location for selling local produce or art work, and space for working away from individual homes - prepared for a world where home working is becoming the norm. This location is accessible by foot and bicycle, as well as by car, providing a local hub for the surrounding villages.

-  COMMUNITY HUB
-  SITE ACCESS
-  PEDESTRIAN LINK



KEMPSTON HOUSE

THE COTTAGE

KEMPSTON NURSERIES

HOME ROAD

OPEN SPACE

POTENTIAL CYCLE PATH

PRIVATE BACK GARDENS

INDICATIVE SUDS

PRIVATE BACK GARDENS

INDICATIVE SUDS

PLAY

IBBETT CLOSE

SWALE

HOME ROAD

PRIVATE BACK GARDENS

RIDGE ROAD

WOOTTON ROAD

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR STUDIO
4-8 EMERSON STREET
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