



COUNTRYSIDE
Places People Love



LAND TO THE WEST OF
**GREAT
BARFORD**

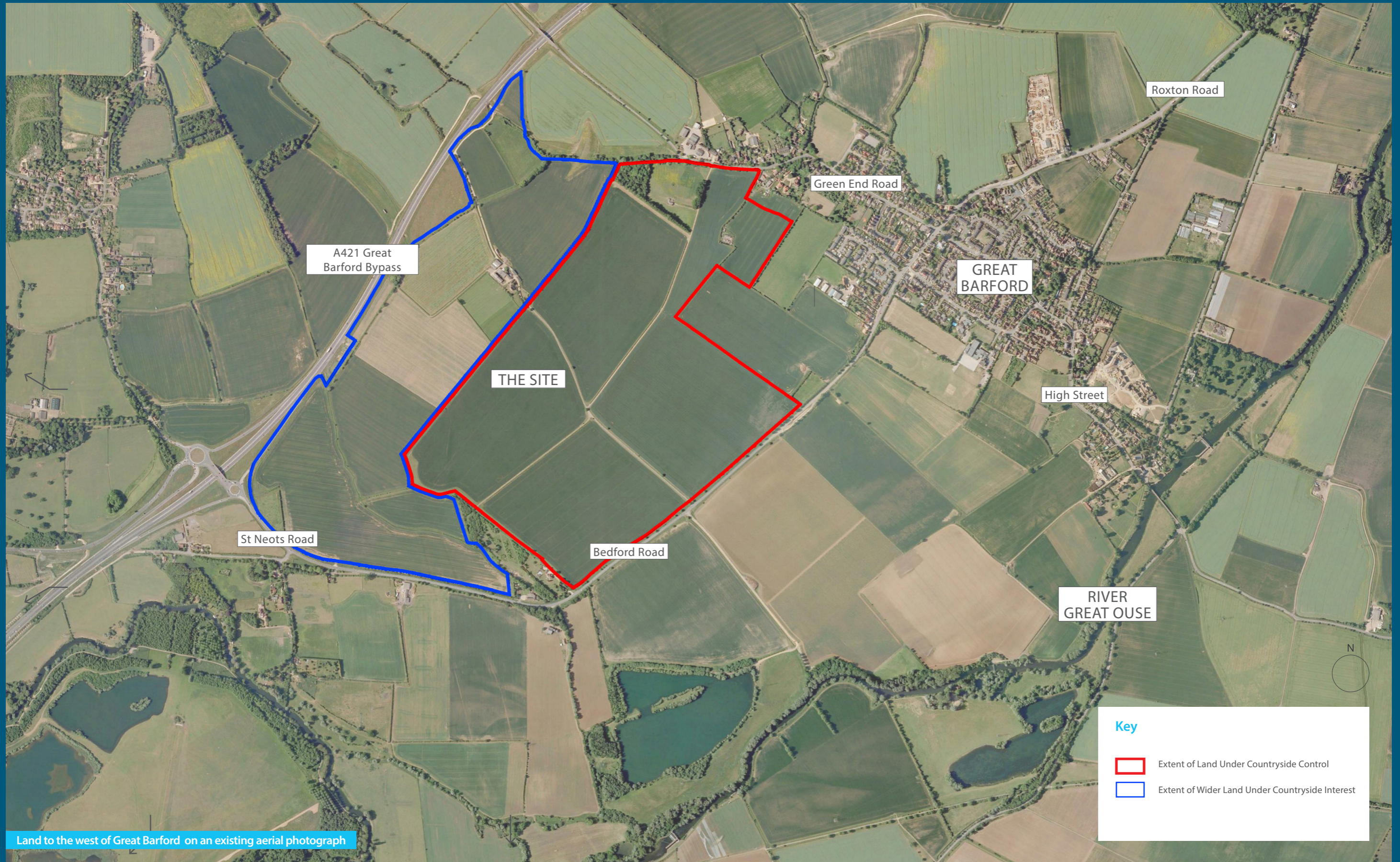


VISION DOCUMENT

JULY 2020

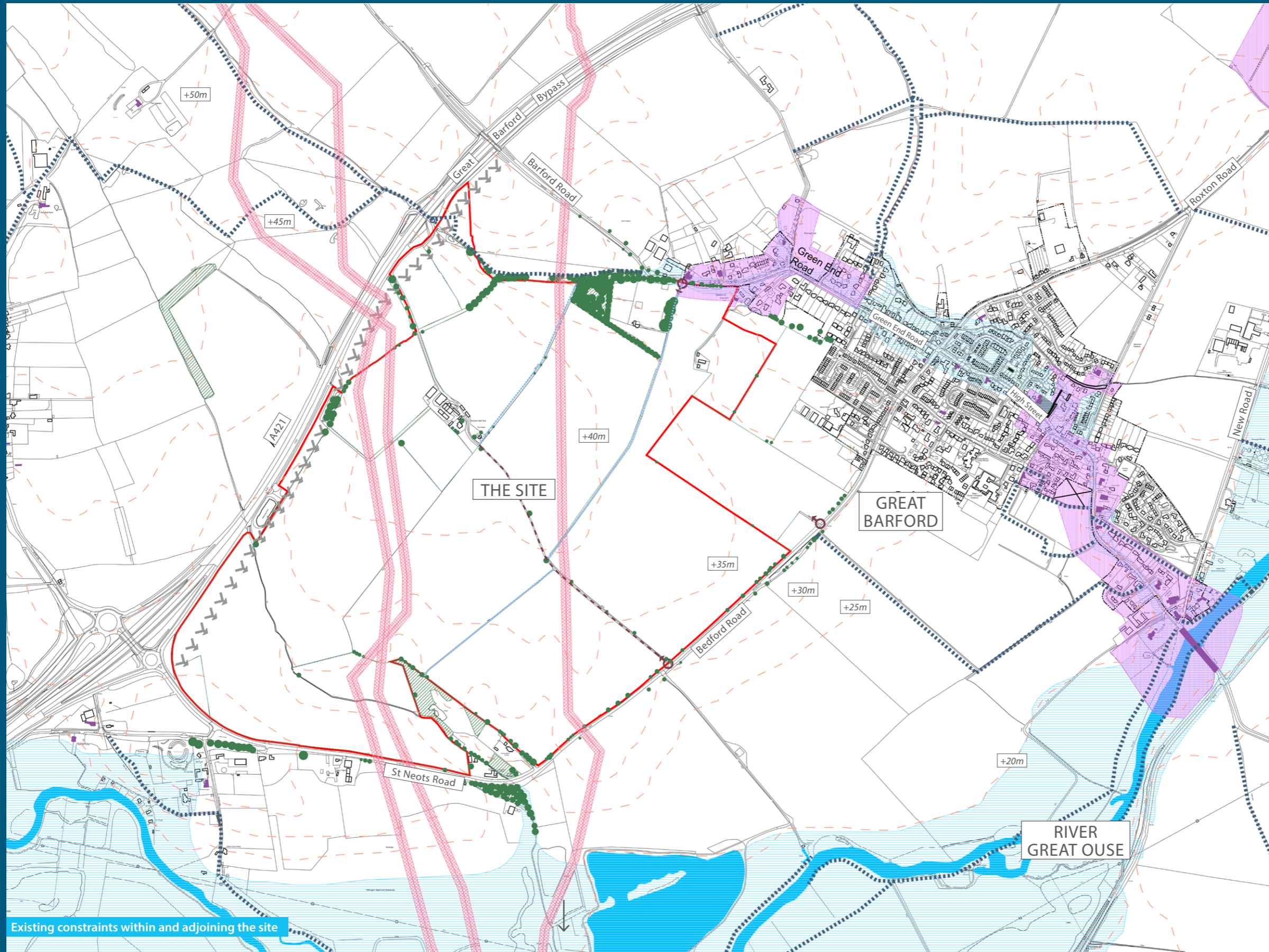
BroadwayMalyan^{BM}

LAND UNDER COUNTRYSIDE CONTROL



Land to the west of Great Barford on an existing aerial photograph

EXISTING SITE CONSTRAINTS



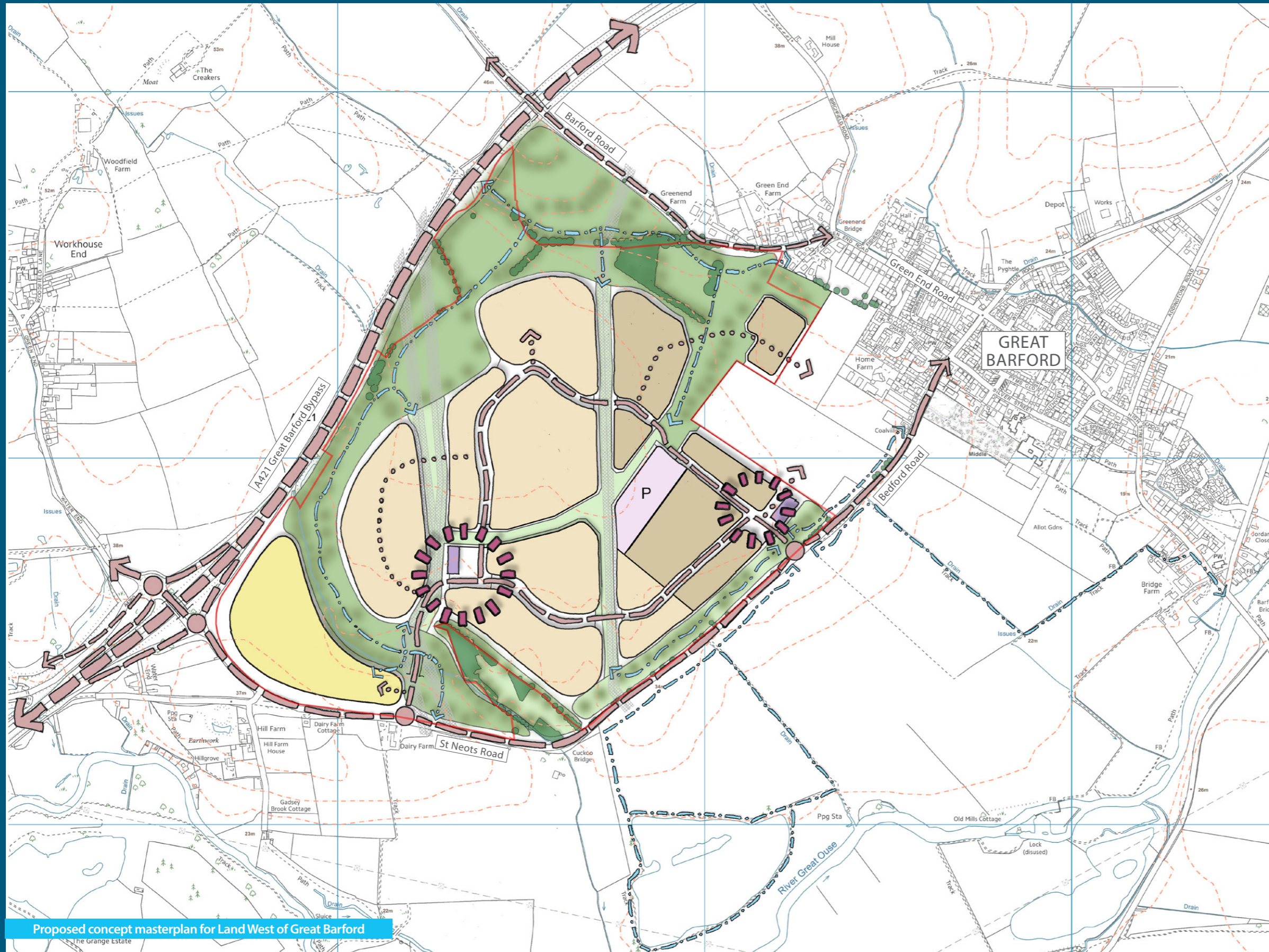
Existing constraints within and adjoining the site

Key












- Extent of site 
- Contour (5m intervals) 
- Area of flood risk 
- Settlement Boundary 
- Conservation Area 
- Listed Building 
- Significant tree 
- Significant hedgerow 
- High pressure gas main (assumed location) 
- Other woodland 
- Existing vehicular access into site 
- Existing pedestrian access into site 
- Existing public right of way 
- Potential noise constraint 



PROPOSED CONCEPT MASTERPLAN



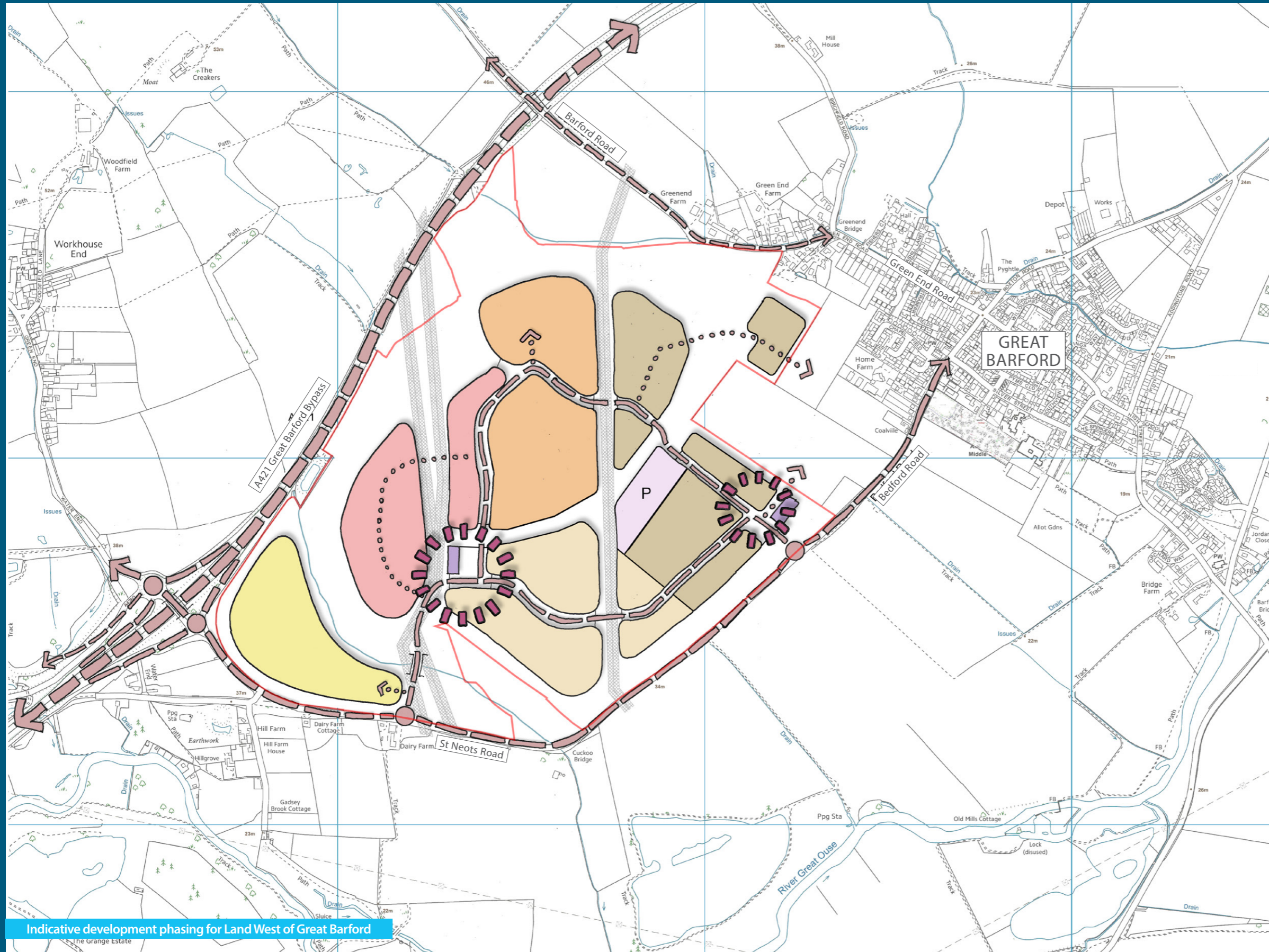
Key

-  Extent of Site
-  Residential Development (Phase 1)
-  Residential Development (Later Phases)
-  Employment including shared working and incubator space
-  Retail / Mixed Use
-  Primary school (location not fixed)
-  Country Park
-  Landscaped Corridor
-  Vehicular Access
-  Key Pedestrian/Cycle Route
-  Local Centre



Proposed concept masterplan for Land West of Great Barford

INDICATIVE DEVELOPMENT PHASING



Key

- Extent of Site
- Residential Development (Phase 1)
- Residential Development (Phase 2)
- Residential Development (Phase 3)
- Residential Development (Phase 4)
- Employment including shared working and incubator space
- Retail / Mixed Use
- Primary school (location not fixed)
- Vehicular Access
- Local Centre

Development Capacity (indicative)

Residential:

Phase 1 (18.5 ha): 500 - 650 dwellings

Phase 2 (17.0 ha): 460 - 600 dwellings

Phase 3 (17.0 ha): 460 - 600 dwellings

Phase 4 (14.0ha): 380 - 500 dwellings

Total (66.5ha): 1,800 - 2,350 dwellings

Employment:

(including shared working and incubator space)

Total 12 ha



Indicative development phasing for Land West of Great Barford

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