



4.0 Design

This section presents the design development of the illustrative masterplan, taking into account the key considerations from the site assessment.

4.1 The Proposal

A distinctive local identity as a new community, including at its heart an attractive and functioning centre and public realm.

The site can be considered as an additional village of the Wixams New Town. The proposal respond to the Village 2 Design Code and has been inspired by the Garden Community Principles, which are:

- A range of tenures and house types that provides for all stages of life and affordability in accordance with councils most recent statement of need.
- Well-designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains.
- Construction methodologies that use zero-carbon and energy positive technology to ensure climate resilience.
- Planning contributions to benefit of the community, including contributions to schools and community buildings and infrastructure.
- Local recreation facilities enabling walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.



A new eco-friendly community, with distinctive, well built homes, adaptable design, using modern energy efficient sustainable construction methods and technology.



A wide variety of different tenures and house types for sale and to rent for individuals and families. Including affordable, social rented, shared ownership and extra care.



Provision of expansive accessible public open space and green infrastructure including, circular walking routes, and a village green way. Potential for a linear woodland country park to extend the Forest of Marston Vale.



New areas of play including trim-trails and playgrounds for local children. Contributions for schools and community buildings in Wixams New Town. Opportunity for live/work units to enable flexible working.



A sustainable transport network with enhanced public rights of way, extensive cycle paths and the opportunity for new bus routes.

4.2 Constraints & opportunities

Wates Developments has carried out initial review of the site in order to be able to understand its existing characteristics.


The plans on the following page identify the key constraints and opportunities based on the assessment work carried out to date. This includes planning, landscape and heritage as well as topographical data.

Key Opportunities

-  Close to the existing amenities of Wixams / Bedford
-  Potential to expand Wixams New Town with a new sustainable community
-  Excellent sustainable connections to Wixams and Bedford
-  Accessible site allowing good active frontages onto verdant green spaces
-  Potential to deliver 30% tree planting to meet the 'Forest of Marston Vale' policy (365)

The site is well located adjacent to the A6 with excellent access into Bedford centre. The site offers a largely gentle sloping land suitable for development.















Key Constraints

-  Local gap policy between Wixams and Wilstead
-  Steep contoured areas of site to south east
-  Existing drainage / river features on site
-  Proximity to A6 and Wilstead requires consideration



Constraints Map



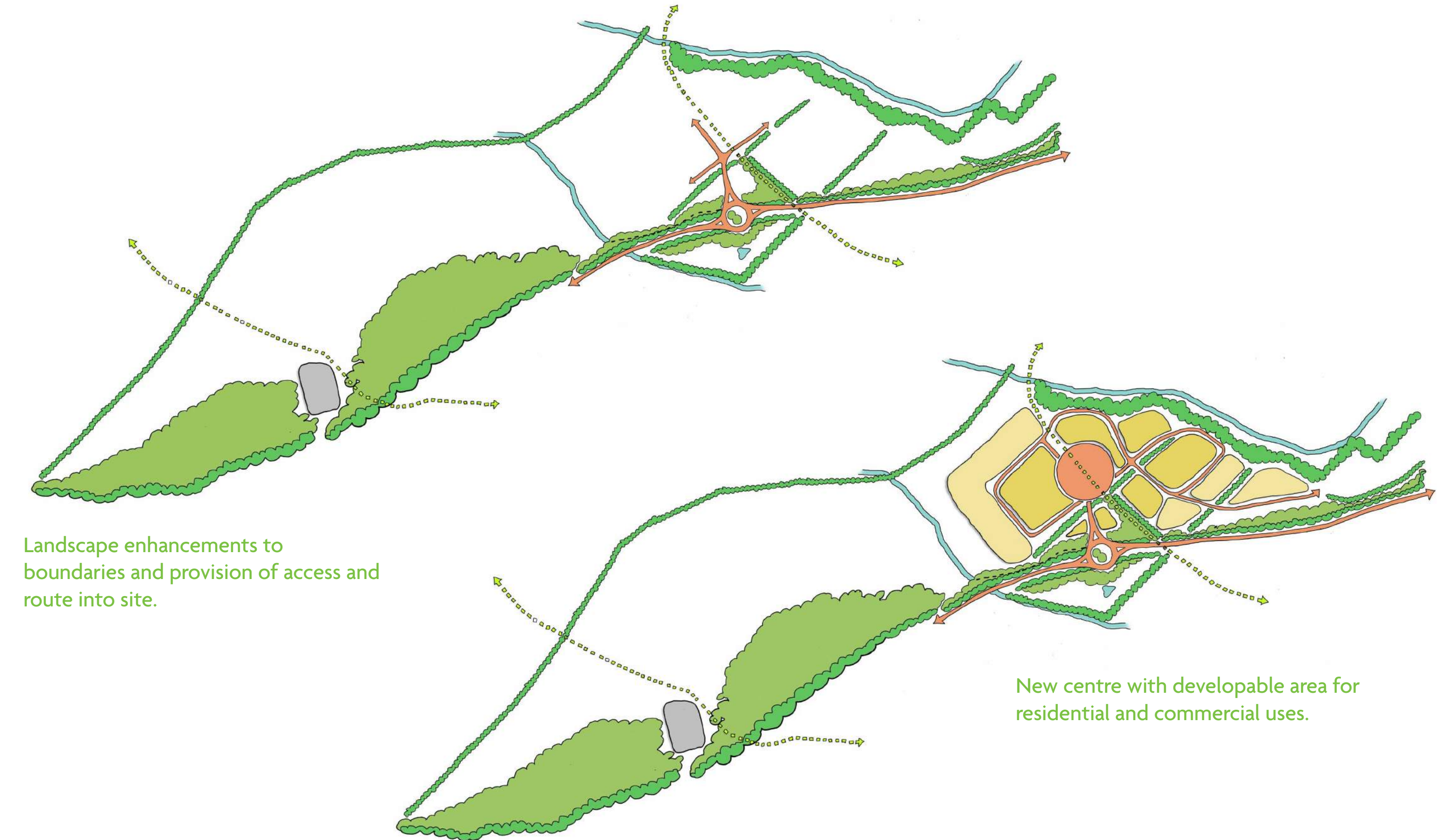
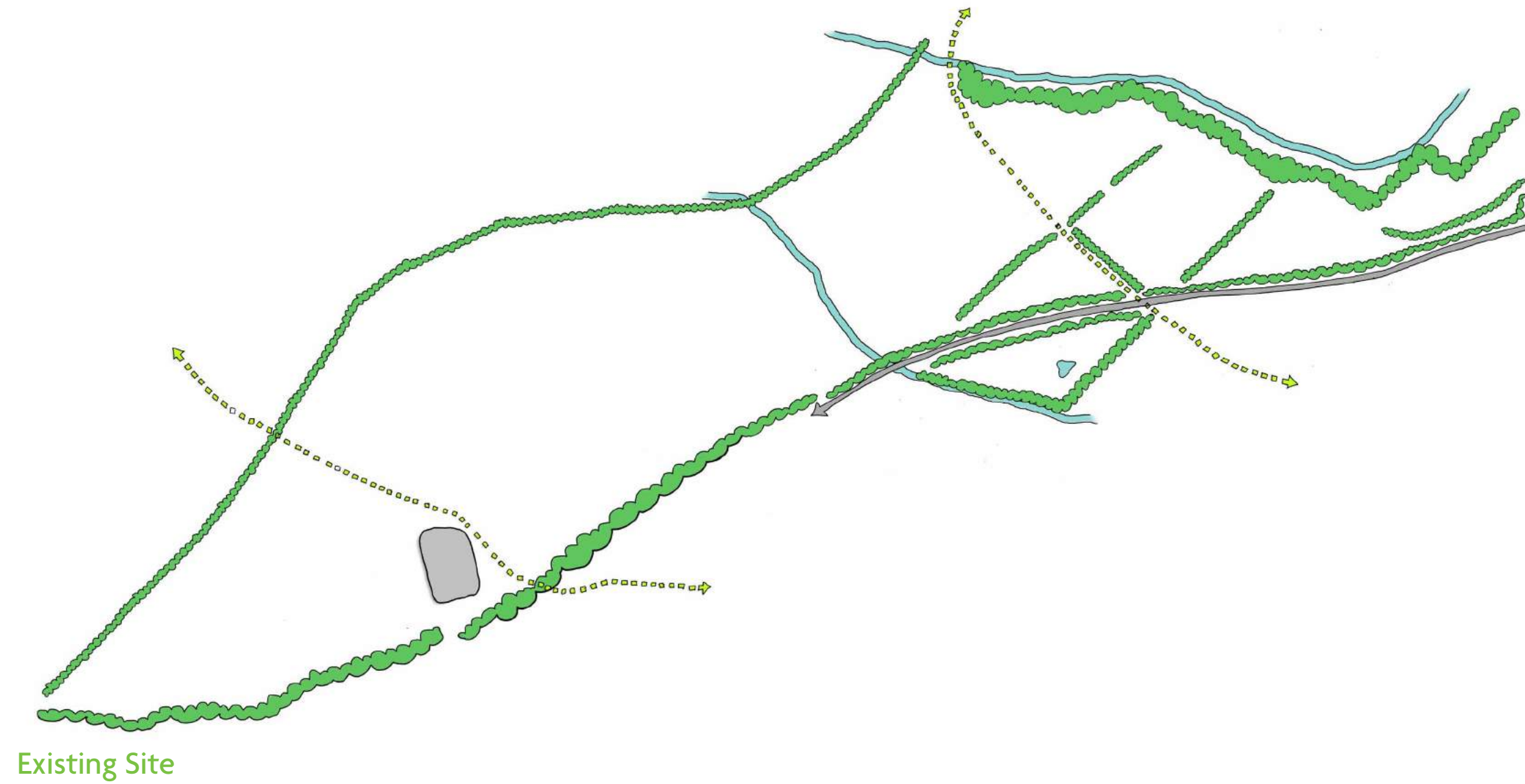
-  Proposed Site Boundary
-  Remaining land under legal control
-  Lower Density Development Area
-  Higher Density Development Area
-  Road Noise
-  Public Right of Way
-  Private Right of Way
-  Footpath
-  Future Footpath
-  Cycle Route AD 29
-  Drainage Ditches / Ponds
-  Flood Zone
-  HW Cables - UK Power Network
-  Listed Building

4.3 Concept Diagrams

To inform the promotion, we have carried out initial concept designs for the site.

The concept identifies existing site landscape features, and seeks to use these to inform a new landscape led cluster settlement, with the new heart centred around a new central greenway along the route of the existing public right of way.

A new woodland belt along the eastern edge will act as a buffer to the A6 and prevent intervisibility between Wixams and Wilstead. The country park areas along the buffer will provide recreational opportunities and bio-diversity corridors.



4.4 Concept Plan

KEY

- Indicative Proposed site boundary
- Higher Density Development area
- Lower Density Development area
- Local centre
- Public open space
- Existing hedgerows/ landsc
- Proposed woodland/ landsc
- Major access road
- Public footpath
- Drainage ditch
- Existing farm buildings/ potential country park visitor centre location
- Viewing point at natural high point
- Proposed footpath

