

## 4.5 Illustrative Masterplan

- 1 New roundabout access from A6
  - 2 New village centre
  - 3 'Green way' created along existing PRoW
  - 4 Housing clusters with shared surfaces
  - 5 New public open space such as trim trail
  - 6 New footpath/cycle way to Bedford Road
  - 7 Boundary green enhancements / tree planting to enhance Forest of Marston Vale
  - 8 Soft edge to southern part of proposals and enhance drainage channels
  - 9 Potential location for off-site biodiversity improvement area if required
  - 10 Potential for additional off-site woodland planting to enhance Forest of Marston Vale
- - - Indicative Proposed Site Boundary  
- - - Remaining land in legal control



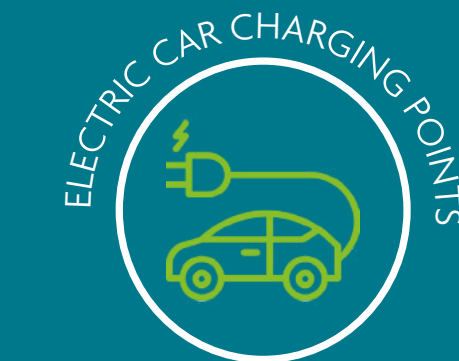
## 4.6 Conceptual Aerial View

### Key for plan

- 1 New roundabout access from A20
- 2 New village green addressing enhanced river features
- 3 'Green way' created along existing PRow
- 4 Housing clusters with shared surfaces
- 5 New public open spaces
- 6 Boundary green enhancements / tree planting
- 7 New footpath/cycle way to Wixams / Bedford Road
- 8 Wixams Village 1
- 9 Wixams Village 2



## 4.7 Response to Climate Emergency



Electric car charging points will be provided across the site to minimise reliance on petrol or diesel vehicles.



Use of zero-carbon construction methods and energy positive technology to ensure climate resilience.



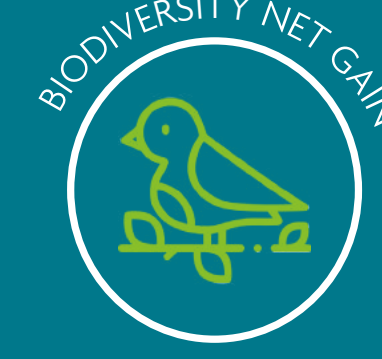
Sustainable Urban Drainage Systems, such as retention ponds and swales, have informed the site layout.



Wixams End will be characterised by attractive tree-lined streets and woodland edges, contributing to the Forest of Marston Vale policy.



Public Rights of Way will be enhanced to improve links between Wixams & Wilstead. New paths and shared surface streets will encourage active travel in Wixam End.



Substantial areas for new habitat creation will be provided and wildlife corridors for connectivity across the site and beyond will be maintained and enhanced.

## 4.8 Travel Strategy

### Site Access Diagram

- • • Primary road
- • • Secondary road
- • • Shared surface
- • • Public Right of Way (Wilstead 3)
- Existing Bus Route (Luton to Bedford 81)
- Cycle Path AD 29
- ▲ Main site access
- ▲ Pedestrian, Cyclist and Emergency Services Access

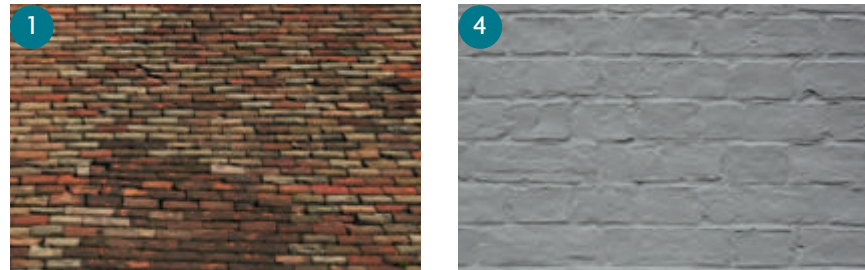


## 4.9 Local Character

The ambition for the Wixams End is to deliver contextually recognisable form making and materiality with considered contemporary details.

A site specific Design Code will be developed to support the outline planning application coming forward. This will prescribe a language of simple pitched roof forms and a modern interpretation of the traditional Bedfordshire material palette, including:

1. Brown/Red handmade clay tiles
2. Dogtooth brick cornice detailing
3. Weatherboarding
4. Painted brick
5. White gault brick rat trap bond
6. Red brick flemish bond.



The local villages provide a contextual language of handmade clay tile roofs, feature gables and emphasised entrances. The use of brick is common given the area's history as a centre for brick production.

## 4.10 Village Centre Character Area

The green way through Wixams End, following the existing Public Right of Way, will form the heart of the village. This central area will be medium-density and have a strong informal character with variation in building line and setback with varied spacing between buildings and mix of building typologies. Ground floor

flats have the potential to be adaptable live/work units in response to increased working from home and expectations of flexible working since Covid-19. The green way will include play areas for local children and has the potential to act as a walking and cycling route, connecting Wixams and Wilstead.



Lakeview Village Centre, Wixams



Masterplan Location

## 4.11 Access Street Character Area

The secondary access streets will be characterised by verge and tree planting with integrated on street parking. This character area will be medium density and homes will typically be two-storey with some 2.5-storey feature buildings to provide variation to

the street scene. Road material changes at junctions and crossings will assist in traffic calming, ensuring the streets are safe for cyclists and pedestrians.



Trumpington Meadows, Cambridge



Masterplan Location

## 4.12 Mews Character Area

Mews Streets are shared surface streets and culs-de-sac that connect directly to the access streets. Homes will provide natural surveillance and activity and their layout should create a sense of enclosure to ensure a pedestrian-friendly space. Street trees and

planting will play an important role in creating an attractive and high quality environment within Mews and reducing the prominence of the car.



Lakeview, Wixams



Masterplan Location



Concept Sketch

## 4.13 Rural Edge Character Area

The rural edges to the north and south of Wixams End will be characterised by their informality, with an organic structure, varied building line and strong landscape structure. These lanes will be shared surface serving

a limited number of dwellings. Footpaths link the lanes and provide connection to the landscape beyond.



Cane Hill, Coulsdon



Masterplan Location



Concept Sketch



# Summary

New homes, parkland and local play spaces - Wixams End is a scheme with economic and wellbeing benefits aligned in response to the local impact of the Covid-19 pandemic in both the short and long-term.



Wates House  
Station Approach  
Leatherhead  
Surrey KT22 7SW

Tel: 01372 861000  
www.wates.co.uk



Wixams End  
Bedford

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## Supporting the resilience of the local economy:

## Delivering a scheme aligned with community, health and wellbeing outcomes:

## Mitigating future Council fiscal impacts:

Helping to address rising unemployment in Bedford Borough

340 temporary construction jobs

+106% March to June 2020

£55m capital investment generating £64.4m GVA p.a.

£2.3m First occupation expenditure "making a house a home"

Growing out of recession: Bedford's economy set to shrink by c.£592m by end 2020

Helping boost the high street

Annual resident expenditure on shopping and services £13.1m

11.9ha new open space on the doorstep

Improving local access to open space

378m Ave. distance to nearest open space for homes in Bedford

£9.15m CIL/S106 contributions

Improving local community facilities and infrastructure

125 affordable homes; 97 affordable rented

Meeting acute needs: 181 homeless households in Bedford (March 2020)

£2.8m New Homes Bonus to the Council

Helping alleviate the shortfall in BBC's budget caused by Covid-19 and potential legacy effects: -£4.75m

£758,000 annual Council Tax Receipts

£569,000 Notional Council saving on temporary accommodation spend by preventing homelessness for 97 families