

## THE MASTERPLAN

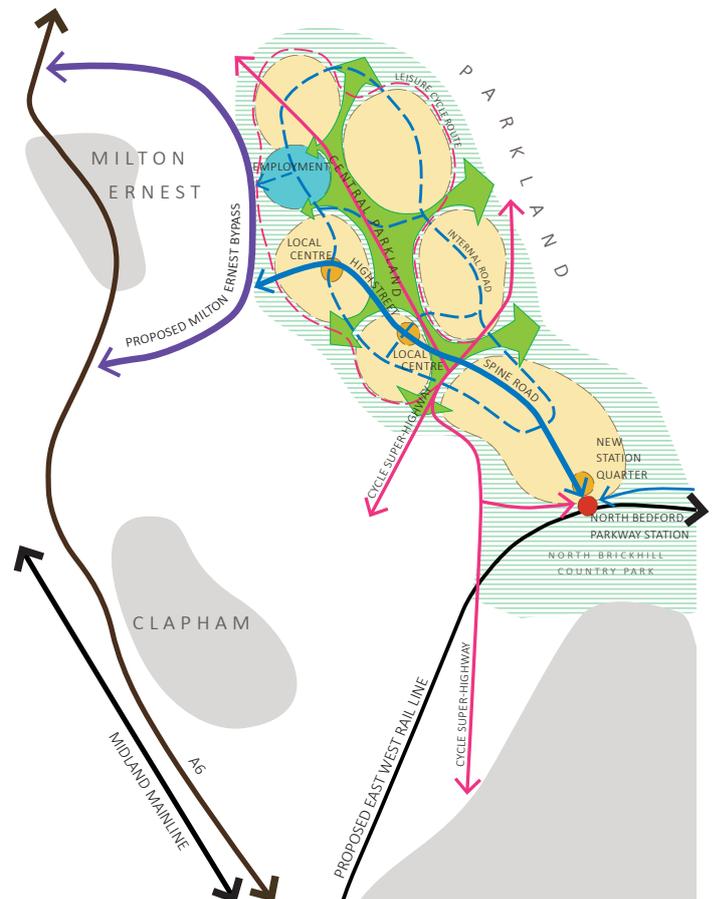
We are pleased to present our vision for a new community at TwinWoods. It is the right place for a Garden Community, a part-brownfield site strategically well-located between 1-6km to the north west of Bedford.

### The Site

The northern portion of the site is partially occupied by the TwinWoods Business Park, but the majority of buildings on site are outdated, and no longer respond to the needs of the business community. Yarls Wood Immigration Detention Centre is located within the northern portion of the site and the central and southern area is in agricultural use. Therefore, the comprehensive development of TwinWoods would include the remediation of brownfield land for new development.

### Our Concept Plan

The concept proposes a mixed-use development which draws from the rich character of the area. The new community would include around 6,000 homes, with potential for more in the longterm, including affordable homes, starter homes, homes for the elderly and self-build, up to 4,000 job opportunities, supporting community facilities and services, and strategic and local transport infrastructure. TwinWoods could provide a new Bedford North train station on the new East-West rail route and wider highway improvements. The scheme would also introduce a comprehensive and innovative package of latest generation sustainable transport measures.



### Why Twinwoods?

1. There is a broad consensus through recent local plan process that a Garden Community is the most sensible long-term solution to meeting housing needs;
2. Provides re-development of a partial brownfield-site, with all land in the control of the promoters;
3. Incorporates the latest thinking on sustainable development into a new community at the outset, with a train station, bus services, walking and cycling at the core of the design;
4. A strategic opportunity to support economic growth in Bedford and the OxCam Arc as the site is on the East-West rail route; and
5. Application of Garden Community principles to create a place of which all can be proud.

# GARDEN COMMUNITY PRINCIPLES

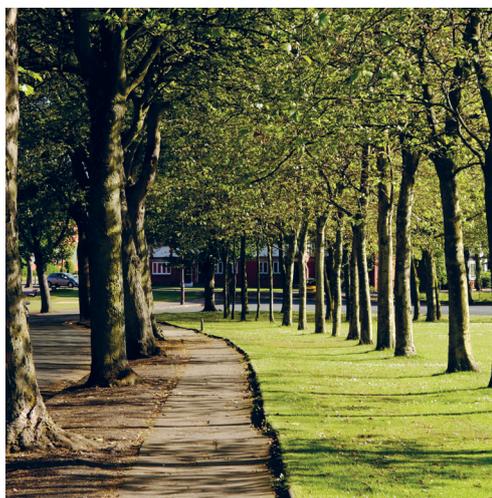
TwinWoods will be a new settlement drawing upon well-understood Garden City principles which would distinguish the Garden Community from other large-scale developments.

We envisage TwinWoods having a full range of facilities and infrastructure to support what will be a significant community in its own right. Our proposals place sustainability and climate change at the forefront of our approach and the development will embrace the different routes to achieving a net zero carbon development. The design and construction of buildings will embed high energy-efficiency and low utilities demand. A potential new railway station at the heart of the community gives opportunities for sustainable travel and relieves pressure on Bedford itself. There is a strong opportunity to bake-in sustainability at the outset, not just with walking and cycling routes and provision of high-quality bus routes, but also the co-location of key activities across the new town. This includes the provision of a range of local jobs on the site within easy commuting distance of homes, so not all residents out-commute each day, as well as strong cultural, recreational

and shopping facilities, schools, health and leisure facilities and generous open space in walkable, vibrant, sociable neighbourhoods.

The Concept Plan incorporates important features of the site which can give the new community a clear identity. Woodland and hedgerows, listed buildings and external features are used to structure the new Garden Community. However, the Concept is only the initial stage; we anticipate working with the Council, its partners, and the wider community to establish a design framework - for beautiful buildings, spaces and places - throughout the Garden Community.

The value of development will drive an increase in land value that will be captured to fund infrastructure. We will work up a plan to establish long term stewardship, the wider landholdings within which the new community sits provides opportunities to steward the new community's relationship with the wider countryside.



# TRANSPORT AND TRAVEL

The development will be designed to be a 20 minute town, meaning that day-to-day facilities will be accessible within 20 minutes by active travel and for able bodied people, and readily accessible by active travel or other means for people with disabilities. In order to deliver the strategy, TwinWoods will deliver the following measures.

- Town and District Centres: becoming a destination for locals and reducing the need to travel into Bedford;
- Mobility Hubs with Work Hubs: A primary Mobility hub at the site's heart complemented by smaller interconnected hubs. Work hubs reduce the need to travel and provide a space away from home;
- Active Travel Corridors: a network of corridors within the site, creating permeability between TwinWoods and existing local communities, including Bedford via a dedicated Active Travel Corridor;
- Cycle vouchers and Bike Sharing: An incentive to utilise both traditional bikes and e-bikes located at sharing hubs throughout the site;
- Bus Travel Passes: The provision of passes for new demand responsive and traditional buses;
- Car Clubs, Carpooling and Car Sharing: A mix of options for when a car is needed, but reduce the need to own a vehicle;
- Comprehensive and Personal Travel Plans: to help enable sustainable mobility.
- Diversion of the A6: re-routing the A6 through TwinWoods, providing benefit to Milton Ernest residents; and
- Potential Bedford Parkway Rail Station: provision of a new station on the East West Rail route between Oxford and Cambridge, through Bedford.

EXPANDED CYCLE & WALKING NETWORK



MOBILITY HUBS



E-BIKES AND SCOOTERS



WORK HUBS



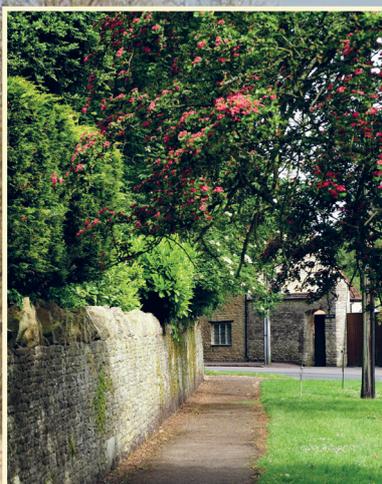
# DELIVERABLE DEVELOPMENT

The land for TwinWoods is in the dual control of Bedfordia Developments Ltd and Marcol Industrial Investment LLP. Both parties are jointly promoting the site and are highly experienced in both development and promotion of large strategic developments and will provide the master developer role, setting the masterplan, bringing forward infrastructure, and releasing parcels for residential and commercial developers, including SMEs and self-build.

The key environmental, physical and infrastructure constraints to the delivery of TwinWoods have been addressed through the Concept Plan. There are no showstopper barriers to the delivery of TwinWoods.

The site is available for development and it is anticipated that delivery of the first dwellings could begin as early as 2025.

The site will build out in phases in step with the necessary infrastructure. The site will deliver on several fronts at once and with a variety of products, enabling an increased rate of development at between 200-300 dwellings per annum, delivering 6,000 dwellings by 2050.



**LICHFIELDS**

This document has been prepared by Lichfields on behalf of Bedfordia Developments Ltd and Marcol Industrial Investment LLP.

For more information about TwinWoods, please contact:

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