



Local Plan Review

Have Your Say on the Future of Your Borough

BEDFORD BOROUGH LOCAL PLAN CALL FOR SITES SUBMISSION FORM

Please use this form to make a submission to the call for sites process and promote a site for development or redevelopment in the new Bedford Borough Local Plan. **Be aware that all sites submitted during previous call for sites exercises must be submitted again to be considered as part of this Local Plan.**

Wherever possible, sites should be submitted electronically through the council's online consultation system. The online system allows all details to be entered and allows for location plans to be drawn using the map function. Please complete a **separate form for each site**. If you are unable to use the online system, forms can be returned by email to planningforthefuture@bedford.gov.uk (please return as a WORD document) or by post to:

Bedford Borough Council
Planning Policy Team
Borough Hall,
Caldwell Street,
Bedford, MK42 9AP

Your suggested site cannot be considered if you do not send along with the completed submission form a location plan which clearly identifies the site boundary and point of access to a public highway. The council is unable to provide blank plans for this exercise, but Ordnance Survey plans of sites may be obtained via external companies that can be identified through an internet search (there may be a charge for this service).

Please do not make submissions in more than one format or send to more than one email address. If you have sent information on a site electronically you do not need to print and post it.

Putting a site forward does not guarantee that the council will allocate it or support its development in the future, as all sites will need to be assessed in terms of site suitability, availability and deliverability against relevant planning policy and other considerations including site constraints. Further information can be found in the [Housing and Employment Land Availability Assessment Methodology and the Site Assessment Methodology](#).

This form and any information it contains will be published on the council's website in due course. Contact information will also be kept on the Planning Policy database for the purposes of communication regarding your site submission and the preparation of the Local Plan. Personal data will be collected and processed in accordance with the Data Protection Act and the General Data Protection Regulations. Further information can be found on the council's Data Protection webpage and in the Privacy Notices for planning policy.

CONTACT DETAILS			
	Personal details		Agent's details (if applicable)
Title			Miss
Name	[REDACTED]		[REDACTED]
Job title (if applicable)			Director
Organisation (if applicable)			[REDACTED]
Address	c/o CODE Development Planners Ltd		17 Rosemary House, Lanwades Business Park, Kentford
Postcode			CB8 7PN
Telephone no			[REDACTED]
Email			[REDACTED]
If you are using an agent, who would you prefer any correspondence to go to?	Contact agent <input checked="" type="checkbox"/>	Contact client <input type="checkbox"/>	Contact both <input type="checkbox"/>
Your interest (please <i>indicate</i>)	Land owner <input type="checkbox"/>	Agent <input checked="" type="checkbox"/>	Other (please specify) <input type="checkbox"/>
Current owner's name and address	[REDACTED]		

1. SITE DETAILS					
a)	Address of site <i>Please attach location plan on an Ordnance Survey base clearly showing site boundaries and access to an adopted highway.</i>	Top Farm, land east and west of Barford Road, Little Barford St Neots	d)	Adjoining land uses, if known.	North RWE power station and Alington Road Industrial Estate and agriculture South Agriculture East Agriculture West River Great Ouse
b)	Gross site area (hectares)	288	e)	Has the site been developed previously?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
c)	Current use of the land	Manor House and associated buildings and grounds, farm buildings and agricultural land			
2 PROPOSED USE					
2.1 What do you think the site should be used for?					
a)	What is the primary use you propose for the site? <i>Please tick one only</i>	Housing <input checked="" type="checkbox"/> Gypsy and Traveller Site <input type="checkbox"/> Employment <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> All other types <input type="checkbox"/>	b)	For mixed use proposals, what further uses do you propose for the site? <i>Please tick as many as apply</i>	Housing <input type="checkbox"/> Gypsy and Traveller Site <input type="checkbox"/> Employment <input checked="" type="checkbox"/> Retail <input checked="" type="checkbox"/> Hotel <input type="checkbox"/> All other types <input checked="" type="checkbox"/>
2.2 What type and scale/quantum of development do you propose on this site? Please complete all relevant sections below.					
a)	For housing (C2/C3 use classes) sites please indicate...				

i)	The number of dwellings the site could provide.	3,385-3,955 subject to proportion on mixed use area and settings of listed buildings	iii)	The density you have assumed	30-35dhp away from listed buildings
ii)	The type of housing you are proposing	Family houses <input checked="" type="checkbox"/> Self-build/Custom build homes <input checked="" type="checkbox"/> Older people housing <input checked="" type="checkbox"/> Flats <input checked="" type="checkbox"/> Other <input type="checkbox"/> <i>Please specify</i>	iv)	The tenures you are proposing	<u>Market housing</u> Owner occupied <input checked="" type="checkbox"/> Private rented housing <input checked="" type="checkbox"/> <u>Affordable Housing</u> Affordable rent <input checked="" type="checkbox"/> Shared ownership <input checked="" type="checkbox"/> Other <input type="checkbox"/> <i>Please specify</i>
b)	For Gypsy and Traveller sites and Travelling Showpeople sites please indicate...				
i)	If you are proposing the site as a permanent site or transit site.	N/A	ii)	If the site is privately owned.	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
iii)	For a Gypsy and Traveller site the number of pitches and for Travelling Showpeople the number of plots the site could accommodate.	N/A			
c)	For employment (B1/B2/B8 use classes) sites please indicate...				
i)	The type of employment the site could provide.	B1, and B2, B8	ii)	The gross floor space the site could provide.	B1: 9,616-20,244m ² or B2: 7,191-15,176m ² or B8: 6,568-13,861m ² or a mix of these uses (mix subject to employment evidence)

d) For retail sites (A1 only) please indicate ...					
i)	The type of retail you are proposing.	Refer to AL3 representation (additional information sheets)	ii)	The net floor space that the site could provide.	It is anticipated that a development of this scale would be supported by small scale convenience shops and cafes etc appropriate to support the scale of development. The exact nature and scale of these uses will evolve in parallel with Bedford Borough Council's evidence base.
iii)	The gross floor space that the site could provide.				
e) For hotel (C1 use class) sites please indicate ...					
i)	The number of hotel rooms the site could accommodate.	N/A			
f) For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....					
i)	Quantify the amount of development you propose	Refer to AL3 representation (additional information sheets)	ii)	Fully describe the use here	It is anticipated that a development of this scale would be supported by D1 uses. The exact nature and scale of these uses will evolve in parallel with Bedford Borough Council's evidence base.
3 ACCESS					
3.1	Can suitable access be achieved for the site?	Suitable access is achievable <input checked="" type="checkbox"/> The current access is unsuitable/requires improvement <input checked="" type="checkbox"/>	3.2	Where will the site's access point(s) be? <i>Please give details here and show access on the site location plan.</i>	Refer to drawing 60830-PP-005

		There is no access to an adopted highway <input type="checkbox"/>			
4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS					
4.1	Is the site available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>	4.2	Is the site currently subject to a planning application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
4.3	Is the site currently being marketed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>	4.4	Please provide details of any evidence of market interest in the type of development you are proposing on this site	
4.5	Are you the landowner of the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	4.6	If you are not the landowner of the site you are submitting, do you have permission to submit the site for the council's consideration on their behalf?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
4.7	Are you aware of any issues that might affect the viability of developing the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Please provide details	
5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS					
5.1	If the plan is adopted in December 2023 as currently proposed, when would you expect development to take place on site? <i>(please write in)</i>	Years No. dwgs 1-5 years 885 (2024/25-2028/29) 6-10 years 1,000 (2029/30-2033/34)	5.2	What year, post adoption, would you expect development to start on site?	2024

		11-15 years 1,200 (2034/35-2039/40) 16+ years 870 (2040 onwards)			
6 CLIMATE CHANGE					
6.1	The council has declared a climate emergency. Please explain how your proposal will respond to climate change (see Local Plan 2030 Policy 51S)		The site promotes sustainable transport methods and will endeavour to deliver an appropriate layout, design and landscaping to encourage walkable neighbourhoods, promote the use of renewable energy and/or efficiencies in the fabric of buildings.		

BEDFORD BOROUGH COUNCIL CALL FOR SITES, AUGUST 2020



REPRESENTATION

Client:

[REDACTED]

[REDACTED]

[REDACTED] plan promotion

Site:

AL3: Little Barford village/urban extension to south east of St Neots

Date:

14 August 2020

1 Introduction

- 1.1 The following representations should be read in conjunction with the call for sites form, drawing 068 - 001-003, Richard Jackson's Transportation Technical Note and drawing 60830-PP-005 in respect of site AL3 which proposes the expansion of Little Barford village to accommodate new housing and employment and associated infrastructure. Subject to further assessment these proposals could also accommodate a secondary school or all through school and primary schools and other community uses.
- 1.2 The proposed site comprises the site of the Manor House, Lower Farm Barns and fields (or defined areas within larger fields) on the west and east of Barford Road and east of the railway line up to the western edge of the new A428 improvement to create a sustainable urban extension to the south east of St Neots. The urban extension will integrate the historic core the village of Little Barford with other neighbourhood centres and character areas with links north to higher order services provide at St Neots.
- 1.3 In addition to the proposed site the [REDACTED] control land edged blue on drawing 068-001-003 and wish to engage directly with members and officers of Bedford Borough Council as appropriate, to discuss the configuration of uses and associated infrastructure.
- 1.4 It is anticipated that as Bedford Borough Council progresses its evidence base in support of the preparation of the local plan review, flexibility will be necessary to ensure an allocation of the site accords with the tests of soundness. Such flexibility will also ensure that assessments and surveys undertaken in support of the site, on a proportionate basis aligned to the timing of stages of plan preparation, will inform the overall quantum of development and the infrastructure required to support it.
- 1.5 At this time based on available information the [REDACTED] consider that development of the site is deliverable over the plan period.
- 1.6 The representations are structured to aid assessment by Bedford Borough Council against criteria associated with the Housing and Employment Land Availability Assessment detailed in the July 2020 methodology.

2 Identification of sites and broad locations

- 2.1 Stage 1 of the methodology involves identifying potential sites and broad locations for development.



National Planning Practice Guidance identifies the following potential sources for development:

- Existing housing and economic development allocations and site development briefs not yet with planning permission.
- Planning permission for housing and economic development that are unimplemented or under construction.
- Planning permissions that have been refused or withdrawn.
- Land in the local authority's ownership.
- Surplus and likely to become surplus public sector land.
- Sites with permission in principle, and identified brownfield land.
- Vacant and derelict land and buildings.
- Additional opportunities in established uses.
- Business requirements and aspirations.
- Sites in rural locations.
- Large scale redevelopment and redesign of existing residential or economic areas.
- Sites in and adjoining villages or rural exception sites.
- Potential urban extensions and new free standing settlements.

- 2.2 Proposed site AL3 would aid in the delivery of development by providing an urban extension to St Neots focused on the village of Little Barford. The proposed development areas would provide a mix of residential and employment uses on brownfield and greenfield sites to create a sustainable settlement around the historic core of the village of Little Barford with other neighbourhood centres and character areas with links north to higher order services provide at St Neots. Employment land would adjoin the existing employment sites of RWE power station and Alington Road Industrial Estate. Subject to Bedford Borough Council's evidence base on employment need, this could deliver between 6,568sqm and 20,244sqm of B1, B2 and/or B8 floor space.
- 2.3 The number of new homes achievable requires further assessment in relation to the setting of the listed buildings, specifically St Deny's Church and the listed barn within the Lower Farm barns complex.
- 2.4 Further assessment is also required to ascertain the importance of the vacant buildings comprising the Manor House and associated outbuildings and the complex of buildings at Lower Farm Barns. Subject to the conclusions of those assessments and Bedford Borough Council's and other stakeholders eg the NHS and clinical commissioning groups assessed needs, some of the buildings could be repurposed to provide community facilities such as doctors surgery or childcare facilities (a nursery or play group).
- 2.5 Site AL3 also includes proposals for the redevelopment of the Dower House. Based on historic mapping, to gauge relationships between St Deny's Church and previous built forms, it is proposed that up to 15 new homes could be provided on the Dower House site. This would provide for the removal of the Dower House and replacement with a built form that better respects its relationship with St Deny's Church.
- 2.6 The inclusion of additional land for residential development to the south, south east and east of the



existing village would provide for a new secondary school or all through school and primary schools subject to the educational needs of the catchment area.

- 2.7 With no junctions proposed adjacent to the site by the new A428 improvement, access to the land east of the railway line would be achieved via an overbridge in the southern extent of the site. The access strategy is shown on drawing 60830-PP-005 which accompanies this submission.
- 2.8 To aid Bedford Borough Council's judgement as to whether to progress the site through the HELAA process, an initial assessment follows. This has been prepared in the context of the four criteria (refer below) set out in the July 2020 methodology.
- Sites delivering fewer than five dwellings¹ or economic development on sites of less than 0.25ha.
 - Sites that are not in accordance with the development strategy of the emerging local plan.
 - Sites that are within a designated site of special scientific interest or Natura 2000 site.
 - Sites within flood zones 3a or 3b.
- 2.9 The accompanying call for sites submission form details that site AL3 is proposed to deliver between 3,385 and 3,955 dwellings¹ and between 6,568sqm and 20,244sqm gross employment floor space and has a site area of 288ha. The range of new homes that could be delivered will depend on the number of new homes that can be provided in areas of the site affected by the settings of listed buildings and the average density (these figures are based on 30-35dph in areas not restricted by the settings of listed buildings). An assumption has also been made that one secondary school site of circa 8ha and three primary school sites of circa 2ha would also be required. The areas identified for employment assume that B1(a), B1(b), B1(c), B2 and B8² would be appropriate in the locations identified, however, the type of businesses that need to be provided for, the mix of employment use classes, storey heights etc needs to be discussed further with Bedford Borough Council in relation to its employment land availability and need assessments.
- 2.10 Given this is the initial call for sites for the local plan review there is little detail on the emerging development strategy for the Bedford Borough Council area. As highlighted above the site would support the broad locations suitable for potential development as outlined in National Planning Practice Guidance.
- 2.11 The site is not located within a designated site of special scientific interest (SSSI) or a Natura 2000 site. The site is located within a SSSI Impact Risk Zone. However, given the sites distance from the SSSI only very specific types of development would require LPA consultation with Natural England none of

¹ The quantum of development has assumed several general and some area specific considerations which will limit overall development quantum (a list of these can be provided on request), however, once detailed assessments have been undertaken by the landowner, Bedford Borough Council and other stakeholders the capacity of the site for development might increase.

² Use classes E, B2 and B8 from 1 September 2020



which are proposed.

- 2.12 The areas of the site proposed for development are not located within flood zones 3a or 3b. Combined foot/cycle paths are proposed adjacent to the riverside in the western part of the site.

3 **Site assessment**

- 3.1 Stage two of the assessment involves assessing whether the site is, suitable for the type of development proposed, available and achievable.

3.2 **Suitability**

- 3.2.1 National Planning Practice Guidance advises that a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints. In the Bedford context there are a number of particular circumstances where sites may be excluded on suitability grounds. These include sites that:

- Do not relate well to the structure of the settlement and existing facilities. In many cases, to relate well will mean that the site should be within or adjoin the settlement policy area or the urban area or be within the built form of a defined small settlement. This is particularly important for residential development proposals.
- Would harm Local Green Space designated either through a local plan or a neighbourhood development plan. Government guidance gives Local Green Space a similar status to Green Belt, where inappropriate development should not be allowed except in very special circumstances.
- Would cause substantial harm to heritage assets. Heritage assets include designated conservation areas, listed buildings, areas of archaeological importance, scheduled monuments, registered parks and gardens or ridge and furrow earthworks. Only where the development of a site is likely to have a seriously harmful impact is it considered to make the site unsuitable.
- Have overriding access constraints that cannot be overcome.

- 3.2.2 Site AL3 is located immediately south of the RWE power station and the Huntingdonshire town of St Neots, providing nearby facilities and employment opportunities. AL3 also includes the proposed development of employment land to the immediate south west of the RWE power station and south of Alington Road Industrial Estate, identified by the Bedford Borough Council as a key employment site which could be further enhanced with the development of site AL3. The quantum of development proposed would enable neighbourhood facilities to be provided to assist in the internalisation of trips and support journeys by foot and cycle.

- 3.2.3 The site would provide no harm to any Local Green Space designations.

- 3.2.4 Two listed buildings are located within the proposed development site; Parish Church of Saint Deny's (Grade II*) and Lower Farm Barn (Grade II) and a third listed building, Lower Farmhouse (Grade II) is within close proximity of the site. Special care will be taken to ensure that the setting of the listed



buildings is not adversely affected. As shown in the supporting plans the proposal includes the reduction in the density of development heading south towards both Lower Farm Barn and especially St Deny's Church. A detailed heritage assessment will be submitted at a later date, which will inform the scale, siting and form of development within the settings of these listed buildings.

- 3.2.5 Access to the site is currently provided by junctions onto Barford Road. Additional access points will be required to support the proposal via junction types appropriate to the development or the provision of roundabouts. Additionally, overbridges will be required in relation crossing the railway line and the new A428 improvement. Further details of the access proposals can be found in the Transportation Technical Note submitted in to support of this call for sites submission and are displayed on drawing 60830-PP-005.
- 3.2.6 National Planning Policy Guidance also advises that physical limitations including hazardous risk may make sites unsuitable. Given the proposed site's proximity to RWE power station advice was sought using the HSE Planning Advice Web App. The site identified currently lies within the consultation distance (CD) of at least two major hazard site and/or major accident hazard pipeline. Development proposals have been designed to provide a layout that would satisfy the HSE methodology for suitable development within the consultation zones. Residential and employment development proposed in the outer zone whilst the inner zones will be used for recreational purposes. On the eastern side of the railway line it has been assumed that the noise buffer required in relation to the railway line will be similar to the area restricted by the consultation zone.
- 3.2.7 Within the park/green grid there may be potential for more formal recreation including the provision of sports pitches. The precise form of recreational uses is to be determined in consultation with Bedford Borough Council and HSE guidance. The park/green grid will provide sustainable connections from the south eastern part of the site to the historic core of the village. Background analysis has been undertaken to ensure that the principles of walkable neighbourhoods can be achieved.
- 3.2.8 The development quantum assumes that other informal and formal publicly accessible recreational open space will be required, and this can be incorporate in consultation with Bedford Borough Council. However, the proposal includes land adjacent to the river at the western extent of the site and the aims of Bedford Borough Council's Green Infrastructure Opportunity Zone 3: Lower Great Ouse River Valley could be delivered. Drawing 068-001-003 identifies routes of riverside paths that could be delivered.
- 3.2.9 The different character areas that evolve from the varied settings to areas of the site will provide the potential for more than one area of the site to be developed at any one time to assist Bedford Borough Council with its housing supply.
- 3.3 **Availability**
- 3.3.1 The call for sites submission form demonstrates the availability of the site for development. The entirety of the site is under single ownership and there is a willingness on behalf of the landowners to engage with Bedford Borough Council to support the delivery of future development.

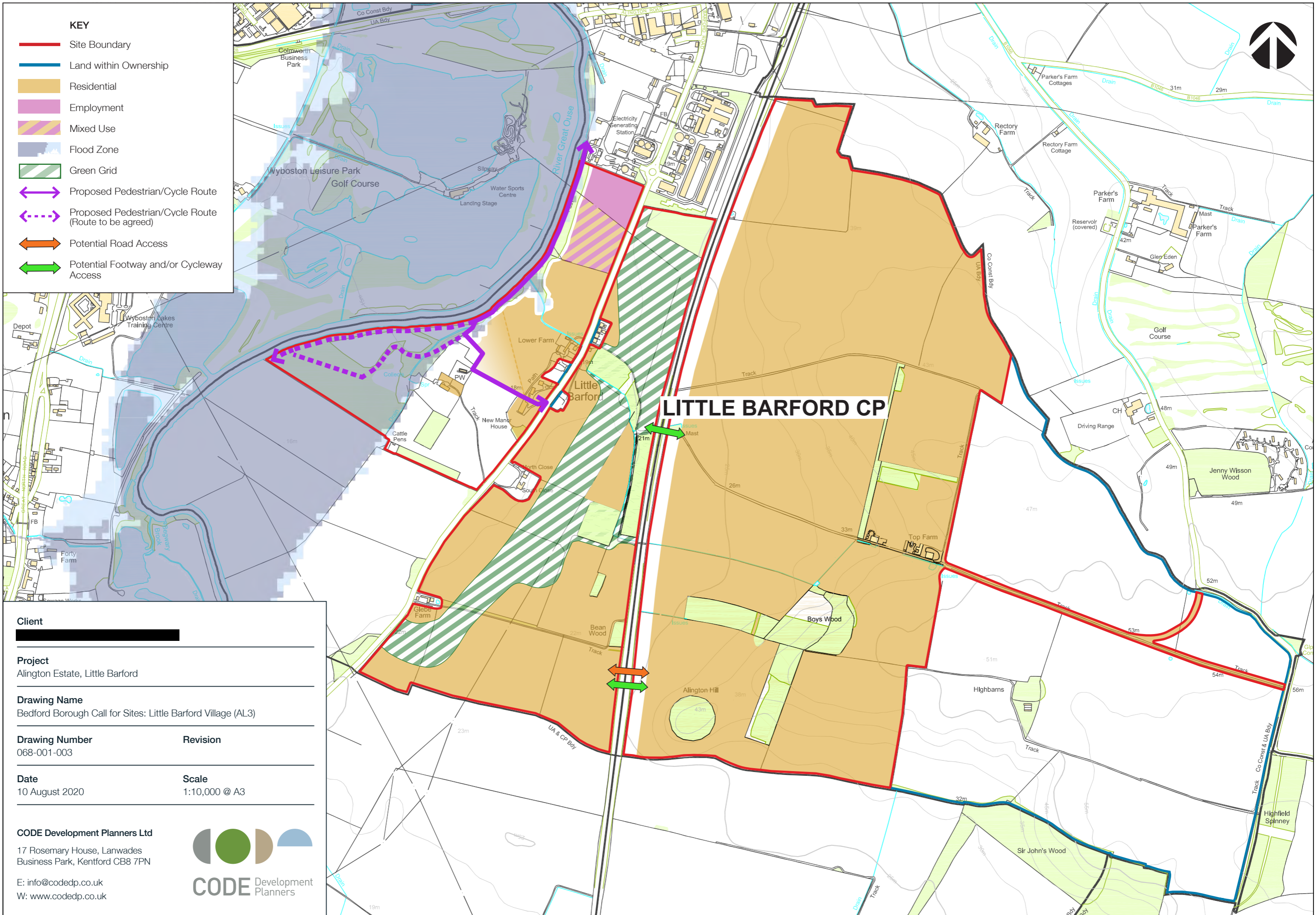


3.4 **Achievability**

- 3.4.1 National Planning Practice Guidance advises that a site should be considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site. At this stage of the process and based on available information (which includes initial work in relation to on-site and off-site infrastructure works) the [REDACTED] consider that the development of the site is achievable (viable).
- 3.4.2 The site is available for immediate development and would make a significant contribution to the delivery of Bedford Borough Council's objectively assessed need for housing of 14,550 homes in the period 2015-30 along with the enhancement of an existing area of employment.
- 3.4.3 Sites that are suitable, available and deliverable will be listed in Appendix 3 of the HELAA. These are the sites that are considered to be deliverable or developable and will be considered for site selection.

4 **Conclusion**

- 4.1 The information above and evidence provided through with the call for sites submission demonstrate that site AL3 is suitable, available and achievable and should be considered for site selection and allocation in the review of the local plan.
- 4.2 As mentioned above the landowners, through CODE Development Planners, would welcome dialogue with Bedford Borough Council through meetings via suitable means in the context of the ongoing Covid - 19 situation.



LITTLE BARFORD CP



Access and Transportation Strategy

The following technical briefing note is provided by way of clarification in relation to access and transportation accessibility for the development of land at Little Barford, Bedfordshire.

This note should be read in conjunction with the forms and associated information in relation to all three sites submitted in respect of the Alington Estate to Bedford Borough Council's Call for Site consultation, August 2020. Whilst enclosed, drawing 60830-PP-005: Highway Access, identifies development in respect of the larger of the three sites (Site AL3), access and transportation accessibility has, inter alia, informed the configuration and development quantum in respect of all three sites (AL1, AL2 and AL3) i.e. each of the three sites can be delivered individually or as a whole."

It will specifically refer to the aspects of the development connection junctions with the existing highway network, connectivity to the wider footway, cycleway and highway network as well as provision for public transport. The hierarchy of sustainable transport is considered, aligned with local and national transportation policy to deliver sustainable links for the development.

Footway / Cycleway Connections

Consideration has been given to the accessibility on foot and connections to the wider footpaths, footways and Public Rights of Way (PROW).

There are very few PROW across the site, with the exception of the footway that links to the north west of the development towards the River Great Ouse and onwards to the Ouse Valley Way and into St Neots. It is hoped that the connection to the PROW next to the River Great Ouse can be made more accessible and deliver greater potential for pedestrians and other users if land constraints allow.

Other connections from the development site are to be promoted. As an example, improvements to the current East Coast Railway Line (ECRL) underpass for pedestrians and cyclists. In addition, links over the existing ECRL in the southern part of the site and over the proposed A428 near to Top Farm. The later will enable access near to Gipsy Corner on Potton Road to the wider footway network of Footpath 1/11 near Parker's Farm and also footpath 1/9 near Hen Brook.

Improved facilities on Barford Road will also be considered to gain access to St Neots. Footways and cycleways will be an integral part of the development infrastructure to deliver sustainable choices for residents, employees and visitors.

Public Transport

The existing public transport for Little Barford is currently poor and there is only a single service which runs between Biggleswade and St Neots on a Thursday.

The proposal for the scheme would mean that accessibility to public transport would be greatly enhanced and all development would be within 400m of the main public transport corridors with an improved frequency to meet demand and local policy. Accessible compliant bus stops and infrastructure will be introduced with Real Time Passenger Information (RTPI) provision proposed where appropriate to enable better communication to customers of the services provided. Additional segregated bus infrastructure routes could be introduced should major benefits be realised by providing these.

Highway Access

Connectivity to the wider highway network would be provided to enable access to the neighbouring conurbations, employment, shopping and leisure activities.

The initial primary access can be made via Barford Road via junction types appropriate to the proposed number of trips expected, generated by the development type. The main accesses to the development will be provided by roundabouts. Other T-junctions and Right Turn Lanes may need to be provided but these will be kept to a minimum.

Access to the east of the ECRL will be made via an overbridge combining footway and cycleway facilities, with the existing centrally located railway underpass improved to provide pedestrian and cyclist provision.

A further overbridge is proposed near to Top Farm as part of the A428 Black Cat to Caxton Gibbet new expressway for farm traffic. This bridge could be widened as part of the Highways England scheme or an adjacent bridge built next to the current proposal to accommodate not just farm traffic but provide an access for all modes of road transport to connect to the wider highway network at Potton Road.

Where necessary access will be provided in line with local and national policy, designed to the Design Manual for Roads and Bridges (DMRB) where appropriate or local design standards for residential and commercial development.

Local Highway Improvement Considerations

The access to the site can be made via Barford Road to the north and south, which will remain in place with the A428 improvements. Some widening of the Barford Road may be needed within the vicinity of the site to accommodate increases in local traffic, which could be provided.

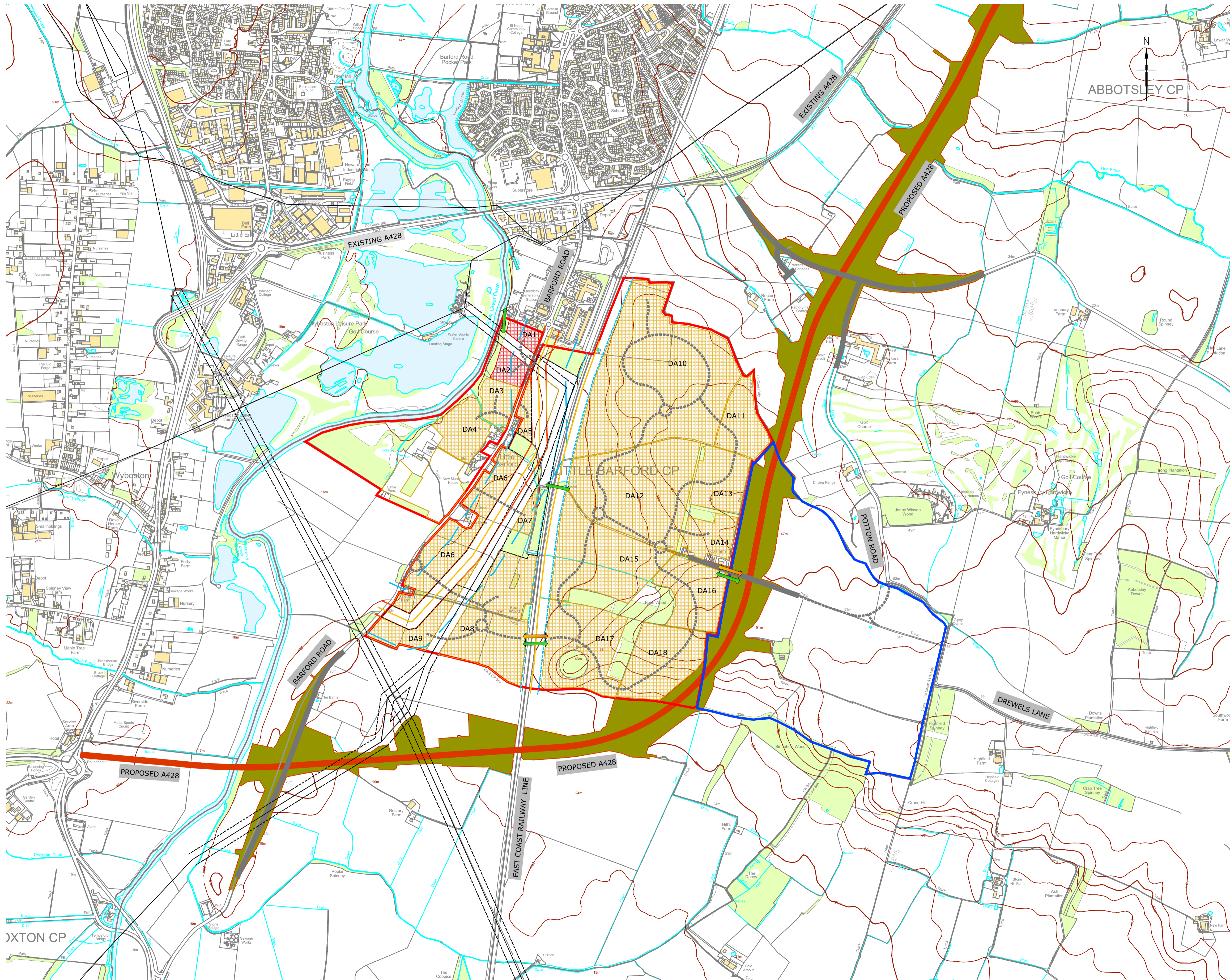
Access to the east towards Cambridge could be made via Barford Road and the current A428 or via the new infrastructure over the ECRL and the proposed A428 linking to the existing highway network. Some widening of Potton Road may be needed to enhance the carriageway up to its proposed junction improvement connection with the B1046 near Parkers Farm.

Summary

An initial overview of the development proposals and accessibility indicates that there are some infrastructure requirements to facilitate the access, some onsite improvements and wider highway network upgrades, however these all appear to be achievable. This assessment has considered the new A428 proposal and existing constraints such as the ECRL and existing gas mains and overhead electricity pylons and cables.

Martin Doughty, Director, BEng(Hons), CEng, FICE, FCIHT, MAPM
on behalf of Richard Jackson Ltd
Date 10.8.20

DO NOT SCALE



GENERAL NOTES

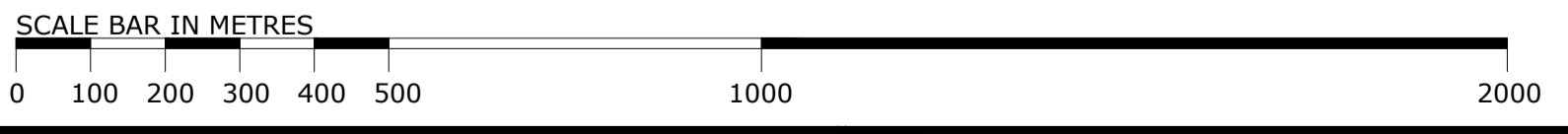
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7. ALL HIGHWAY ACCESS AND DESIGN IS PRELIMINARY AND TO BE AGREED WITH THE RELEVANT HIGHWAY AUTHORITIES.

KEY

- LOCAL HIGH PRESSURE GAS MAIN
- LOCAL HIGH PRESSURE GAS MAIN EASEMENT
- PROPOSED HIGHWAYS ENGLAND A428 BLACK CAT TO CAXTON GIBBET HIGHWAY
- PROPOSED HIGHWAYS ENGLAND A428 HIGHWAY IMPROVEMENT LAND TAKE
- PROPOSED HIGHWAYS ENGLAND A428 ADDITIONAL NEW HIGHWAY INFRASTRUCTURE
- DEVELOPMENT PROPOSED ACCESS INFRASTRUCTURE
- DEVELOPMENT LAND - PLANNING USE CLASS (TBC)
- DEVELOPMENT LAND - PLANNING USE CLASS (TBC)

PRELIMINARY

REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. ©CROWN COPYRIGHT RICHARD JACKSON LTD - ACC No. 100002572.



REV	DATE	DESCRIPTION	DRAWN	CHKD
REVISIONS				

Project
ALINGTON ESTATE, LITTLE BARFORD

Title
HIGHWAY ACCESS

Client
[Redacted]

Drawn
MJD
Date
11.8.20
Job Manager
M DOUGHTY
Checked
RNL
Approved
MJD
Scale
1:10000 @ A1

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

Richard Jackson Engineering Consultants
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 4 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP
 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF
 Email Address: mail@rj.co.uk

Drawing No. 60830-PP-005	Revision -
Drawing Status	
<input checked="" type="checkbox"/> INFORMATION	<input type="checkbox"/> APPROVAL
<input type="checkbox"/> TENDER	<input type="checkbox"/> AS CONSTRUCTED