



VISION DOCUMENT (LIVE DOCUMENT)

Dennybrook Garden Village

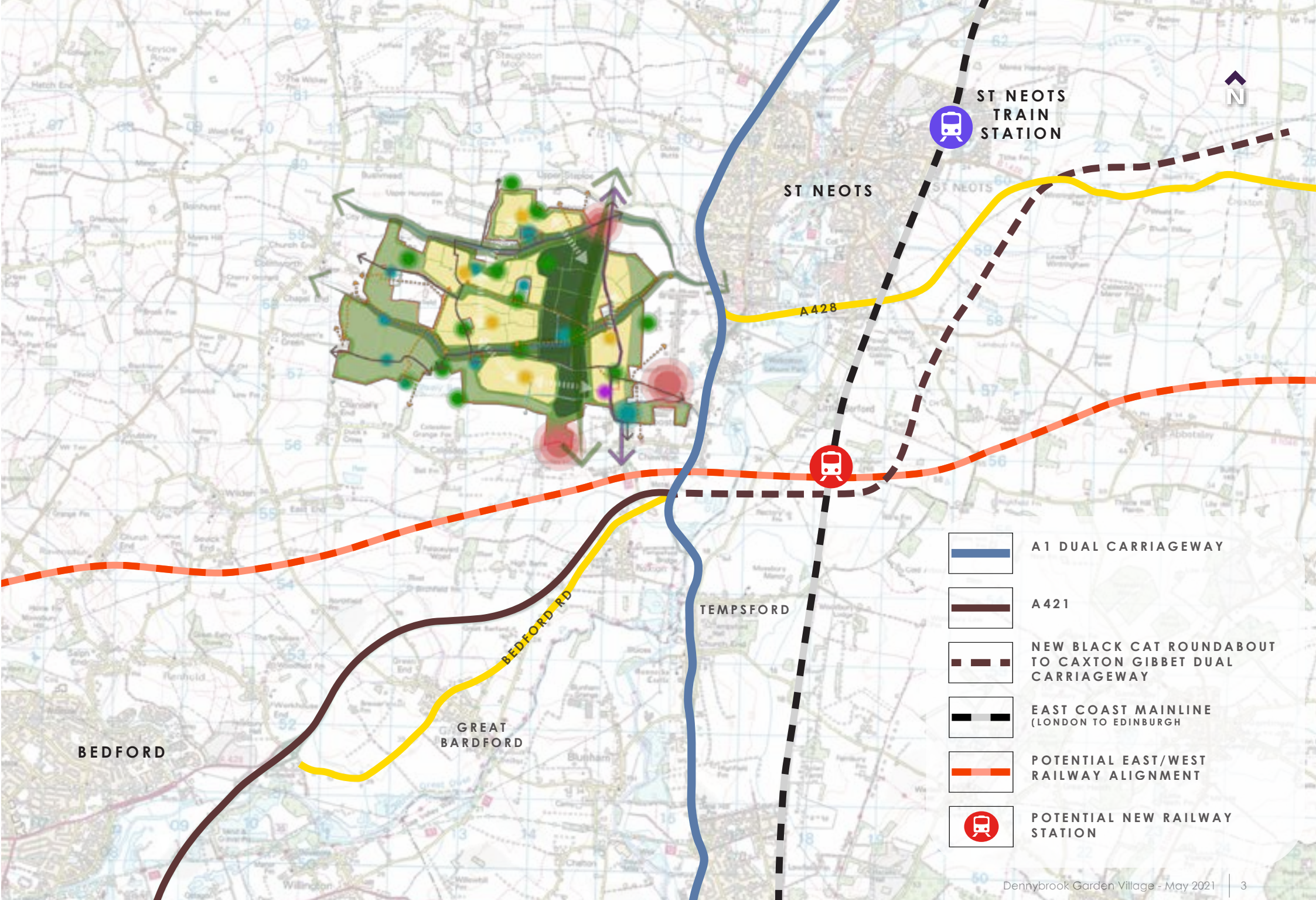
May 2021




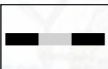
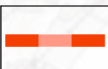



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VISION STATEMENT

Dennybrook Garden Village presents an exciting opportunity to create a **vibrant, well-integrated** and **sustainable** new settlement, formed of **five new neighbourhoods**, connected by an extensive network of **green infrastructure**, which draws upon the assessed **landscape, ecology** and **heritage** opportunities.



-  A1 DUAL CARRIAGEWAY
-  A421
-  NEW BLACK CAT ROUNDABOUT TO CAXTON GIBBET DUAL CARRIAGEWAY
-  EAST COAST MAINLINE (LONDON TO EDINBURGH)
-  POTENTIAL EAST/WEST RAILWAY ALIGNMENT
-  POTENTIAL NEW RAILWAY STATION

1.0

**OPPORTUNITIES
& CONSTRAINTS**



1.1 Opportunities and Constraints

Following an appraisal of the site context and baseline study the following opportunities and constraints should be considered in developing an appropriate vision for Dennybrook Garden Village.

Strategic opportunities and constraints that will inform the production of a masterplan for the site include:

- *The site is bordered by existing villages to the east and west with limited open space between. Any masterplan brought forward will need to carefully consider the relationship between these villages and the proposed Garden Village.*
- *The setting of a number of the heritage assets will need to be considered. In particular the spire of the Church of St. Denys is a prominent local feature. This view will need to be considered and respected in the layout of the proposed built form.*
- *Open agricultural land stretches to the north and the south of the site and an appropriate relationship with this rural landscape needs to be considered. Appropriate consideration of the landscape and visual impact of any proposed masterplan would need to be considered within this context.*
- *The proximity of the site to ongoing nationally important infrastructure projects provides opportunity for sustainable residential and commercial development in this location.*
- *A new vehicular access to the south of the site could provide opportunity for direct access to a potential additional station to the south of St Neots along the route of the East West Rail Line.*
- *The location, near to the A1, A421 and A428 Black Cat roundabout provide access to regional and national highways.*
- *Access to the A1 in both directions can be gained through Chawston via Roxton Road providing access to the national highways network and on to Peterborough and London.*
- *Vehicular access within the site is limited so the opportunity exists to propose new and sustainable transport routes as part of the proposals.*
- *The site can be accessed by car from a series of existing highways. The majority of these roads are currently B Roads and unsuitable for large traffic volumes without improvement.*

Red line boundary

Existing vegetation

Contours

OPPORTUNITIES

Least constrained area (for landscape and ecology) for residential areas

Areas of some ecological sensitivity, with potential for some for some lower density development

Landscape

Public open space to buffer to existing settlement

Colmworth Brook green infrastructure corridor

North south green infrastructure link

Historic field boundaries

Ecology

Key areas for habitat creation addressing 10% BNG

Colmworth Brook corridor

Secondary watercourse corridors

Potential ponds to be reintroduced

CONSTRAINTS

Main areas for of Iron Age /Romano-British settlement (cropmarks)

Areas of Medieval settlements/moats

Listed Buildings

Scheduled Monuments

Adjacent setting to a Listed Building/ Scheduled Monument

Local Wildlife Sites

Public Rights of Way

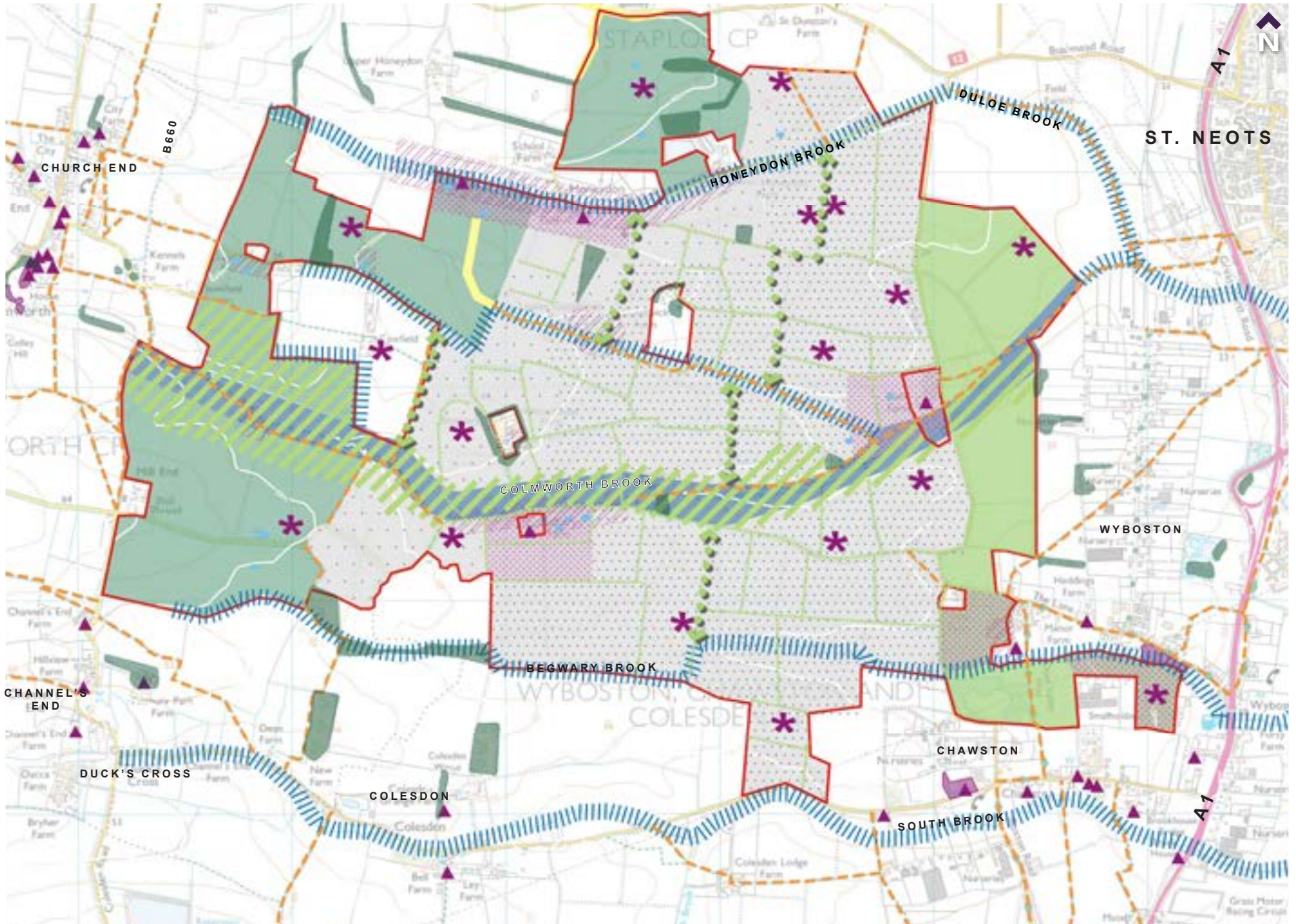


Figure 1.1: Opportunities and constraints plan.



2.0

DEVELOPMENT PROPOSALS

2.1 Concept Masterplan

The design principles have shaped a strong and logical concept for the new settlement: a Garden Community formed by a series of interconnected and vibrant villages focussed on a green heart

The new villages will have their own identity and will be centred upon a vibrant mix of community uses and facilities. Each village will have easy access to a range of open spaces which is critical to supporting a sense of health and wellbeing from outdoor exercise.

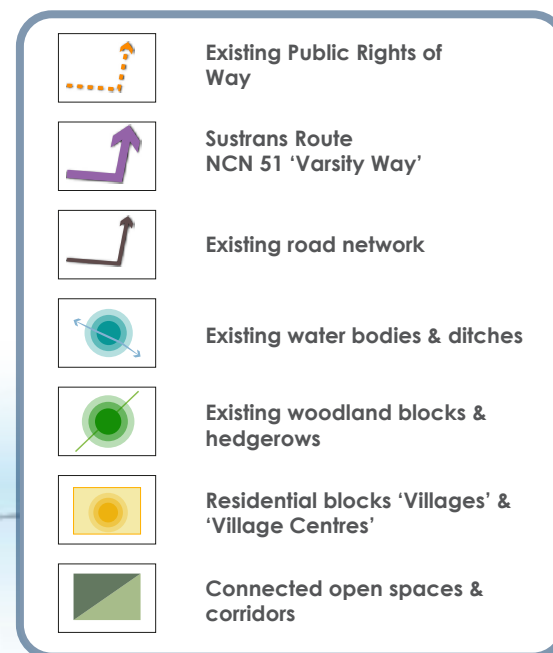
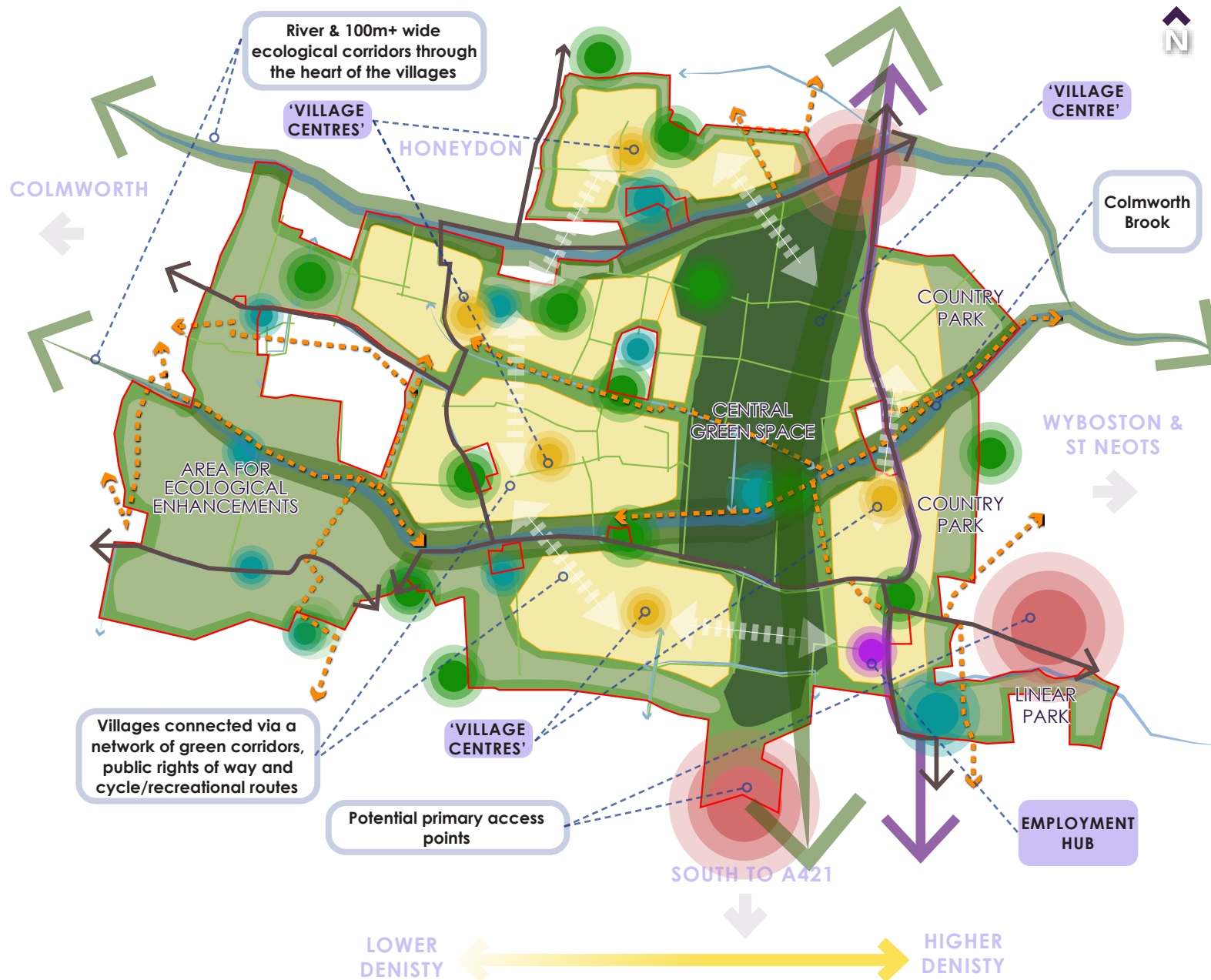


Figure 2.1: Concept Masterplan.





2.2 Dennybrook Garden Village & the 10 Principles

The National Design Guide provides a framework of design principles that new development should consider in order to achieve the NPPF aspiration for well-designed places. The ten characteristics that contribute to good-design are:

- **Context**
- **Identity**
- **Built Form**
- **Movement**
- **Nature**
- **Public Spaces**
- **Uses**
- **Homes and Buildings**
- **Resources and**
- **Life span.**

How each characteristic is applied in the vision for Dennybrooks Gardne Village is explained in the following text.

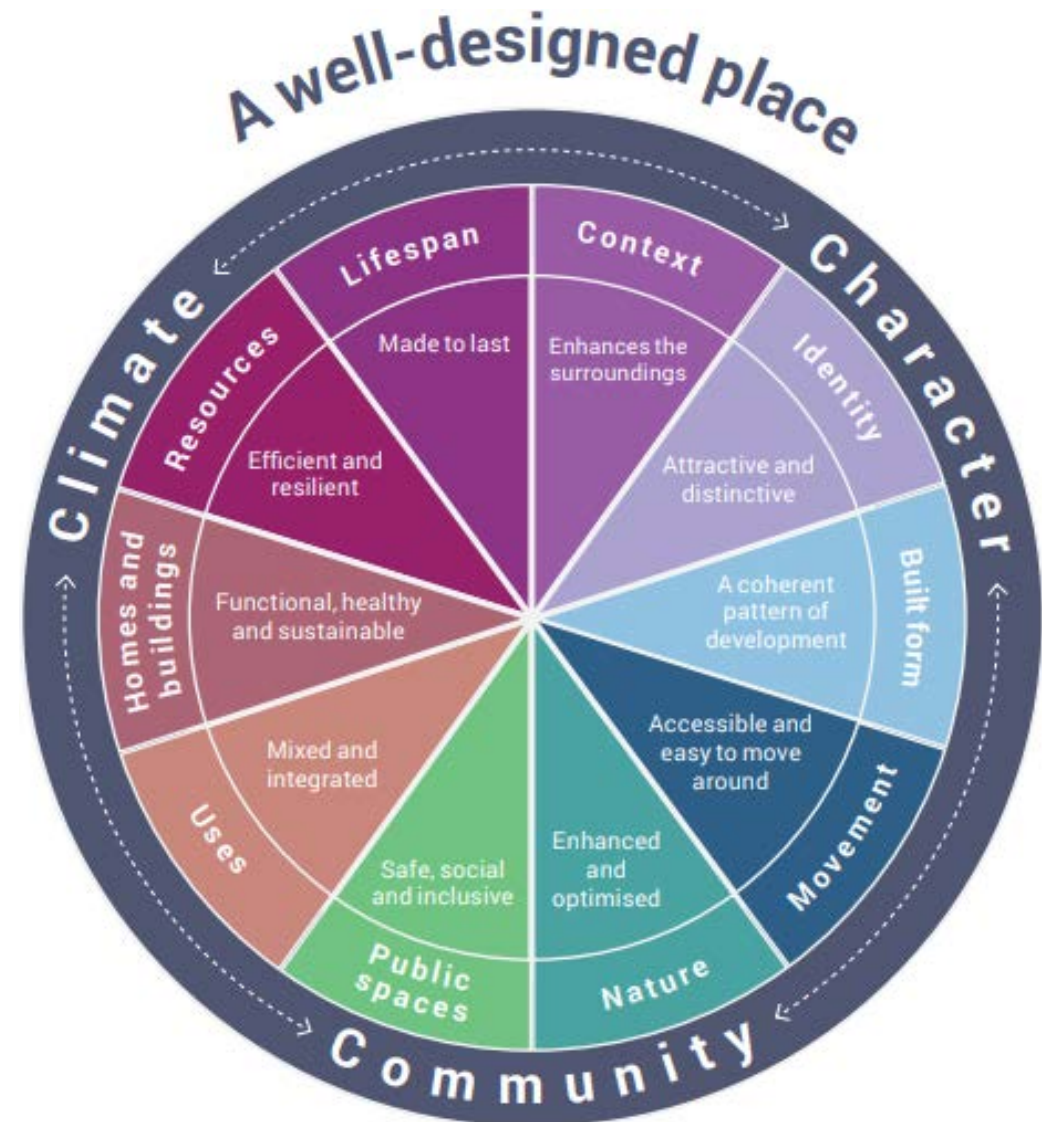


Figure 2.2: 10 Characteristics of a successful place

Context

The proposals for Dennybrook Garden Village reflect the local cultural heritage drawing upon the historical landscape and built form to develop a locally sensitive masterplan vision. Therefore, an appreciation of the existing network of waterbodies is pivotal, with their integration within the proposed built form as a reminder of the historical land use, whilst simultaneously enhancing a distinct landscape feature.

The great potential of the Garden Village vision is that of connectivity with the landscape context through a positive balance between built form and green space. The proposal merges seamlessly into the existing landscape reinforcing distinctive features and embedded relationship, such as the visual connection between St Denys Church and the River Great Ouse.

Ultimately, our vision integrates all aspects of its contextual environment: heritage and history, landscape and socio-economic. Therefore, the proposal for Dennybrook Garden Village shall respond to the Borough objective set out within the Bedford Borough Local Plan 2030 by providing a multifunctional environment for an inclusive community.



Photograph 1: Key heritage assets.



Photograph 2: Historical landscape pattern.

Identity

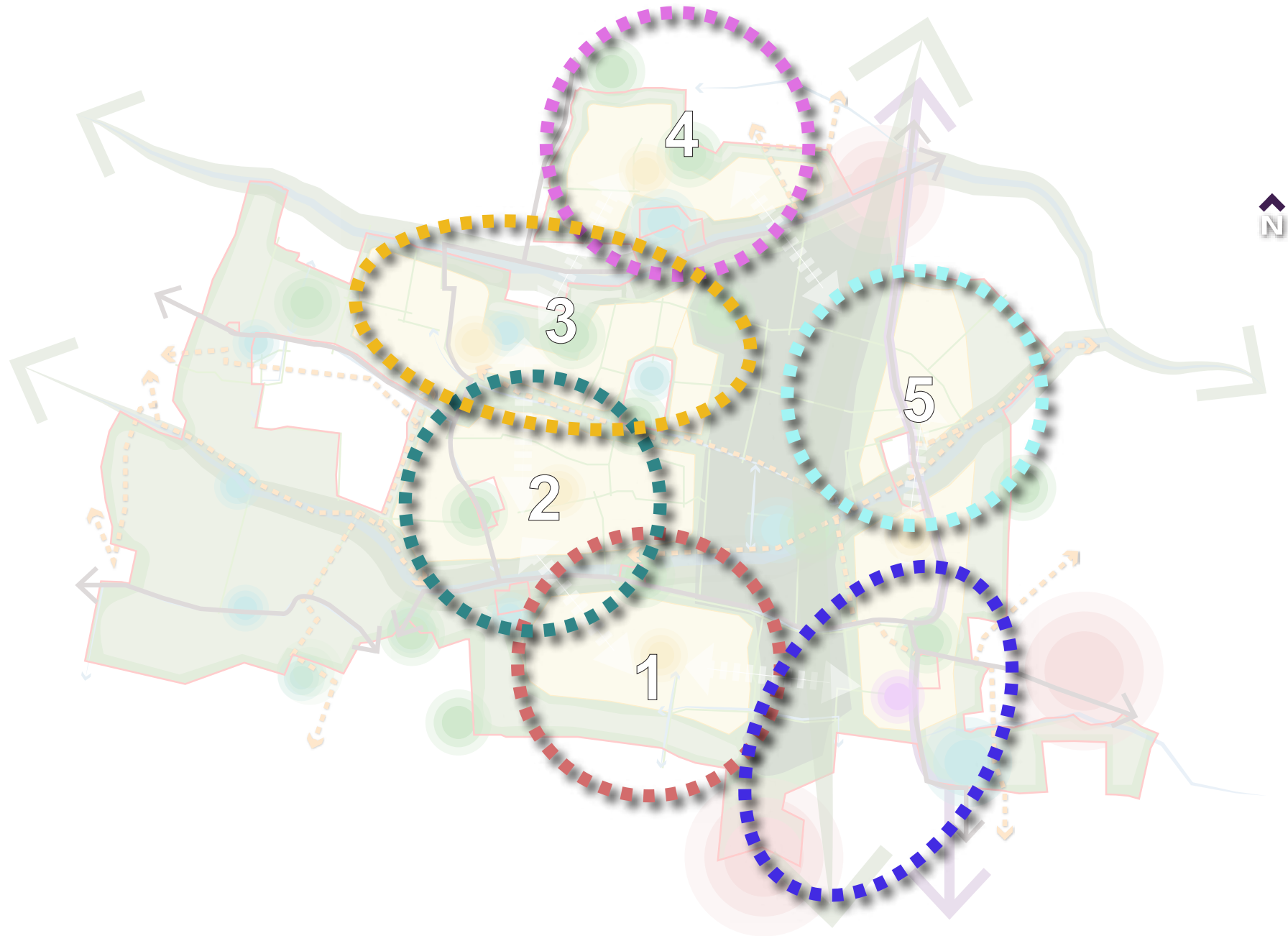
Dennybrook Garden Village - A diverse and dynamic new place.

The Dennybrook masterplan has been developed around Garden Village principles which have been combined with the existing site characteristics to create a series of villages. The villages each have their own identity, this allows the development to provide a diverse offering to suit people from all walks of life.

- **Village 1 - Sudbury:** Sudbury is the most south westerly development of Dennybrook Garden Village. Located between Colmworth Brook to the north and Begwary Brook to the south. Towards the southern and western fringes the building density will reduce and will have a more rural edge feel. Densities across the neighborhood will vary as appropriate for it's location within the Garden Villages hierarchy.
- **Village 2 - Mill End:** Mill End is inspired by the 'Ends' that are highlighted within the Local Landscape Character Assessment area of Thurleigh. The village is linear and extends along a stretch of the shallow valley formed by Colmworth Brook. An irregular street pattern will reference the historic landscape patterns of the site and work with the otherwise linear nature of this village to create an interesting relationships with the linear green spaces to the north and south.
- **Village 3 - Coxfield:** The Coxfield village is envisaged as an established rural hub. With a 'grown up' village typology it will have its own village centre providing village amenities and a strong community feel.
- **Village 4 - Upper Honeydon:** The Upper Honeydon village is proposed as a rural village character, lower density with a self contained feeling. It is separated from Coxfield by the Honeydon Brook Linear Park along the settlement's main greenway.
- **Village 5 - Heddings:** The Heddings village is located between the proposed country park to the east and the large central area of open space to the west. The village will contain some of the highest densities in the new Garden Village and will become an important focal point with a new employment hub located in the south.
- **The Employment Hub:** Central to the appeal of Dennybrook Garden Village is the potential for a new science and technology hub to capitalise on the new nationally important infrastructure projects that will drive the Oxford - Cambridge Arc. The proposed strategic employment area at the south of Dennybrook Garden Village will have direct access to the strategically important new and improved infrastructure corridors to the south.



Figure 5.4: Dennybrook Garden Village plan.



Delivery and Phasing

A key objective of this Vision Document is to enable the delivery of a key development site within the Bedford Borough Local Plan. In order to achieve this objective, high level phasing has been considered at this early stage to demonstrate how the proposals for the site are deliverable and achievable.

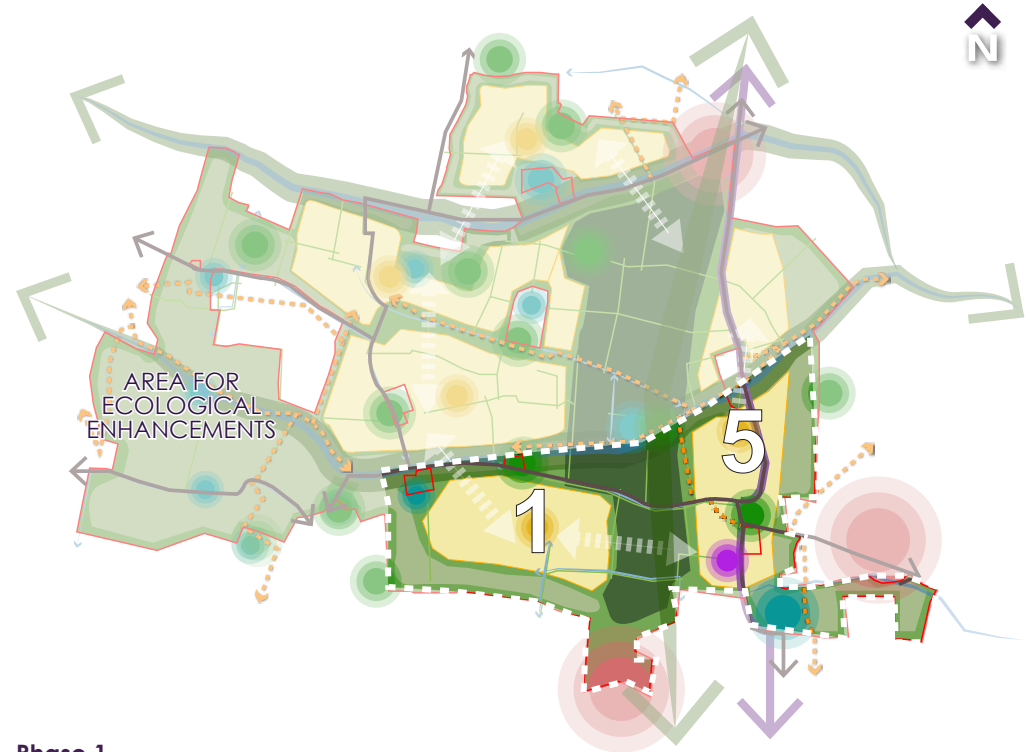
The Phasing Plans opposite, have been prepared to illustrate a high level approach to how the site will be delivered, demonstrating how the five villages, community facilities, green and blue infrastructure, and employment opportunities, along with access and other infrastructure, could be bought forward.

It is important to note that a strategic new settlement of this size will be delivered over a number of years and, therefore, the following high level phasing strategy will need to be reviewed and updated in the future as a consequence of any unforeseen circumstance. Any changes to the strategy would be agreed by Bedfordshire Borough Council.

Ecological Enhancement Phasing

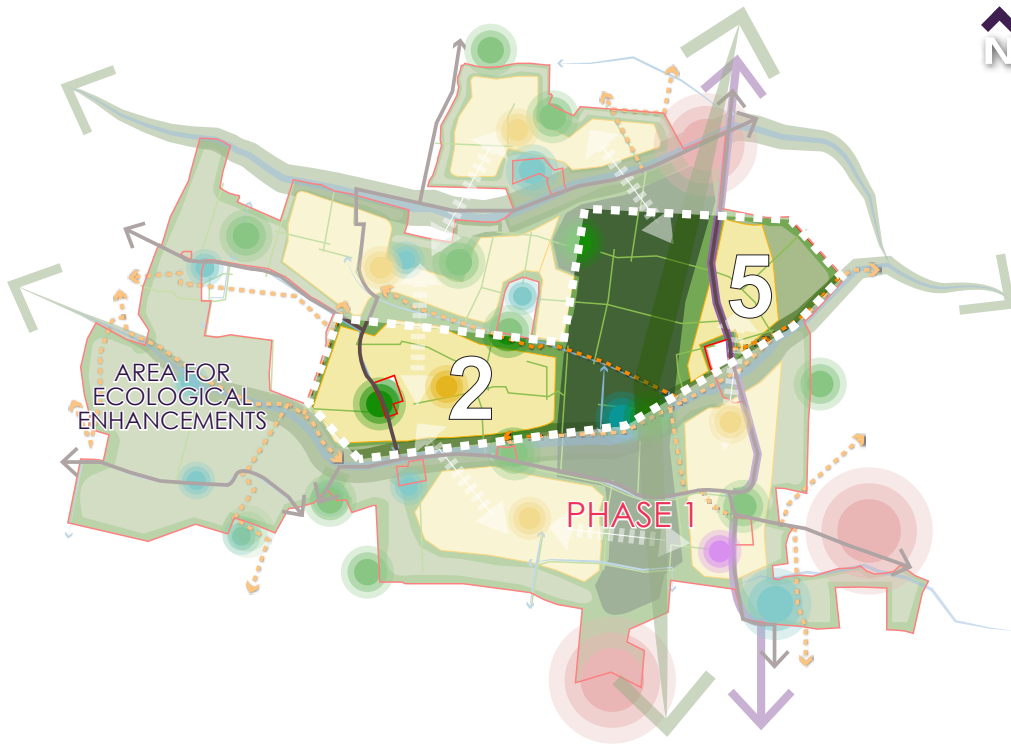
The western part of the site is to be left free from development and used for ecological enhancements. There is the opportunity to deliver enhancements at all stages of the phasing. Phase 1, Phase 2 and Phase 3 could provide a third of the enhancements each, to ensure the development is creating, enhancing and managing habitats at all stages of the implementation.

The following bullet points provide an initial indication of the land uses, which could be provided in each phase.



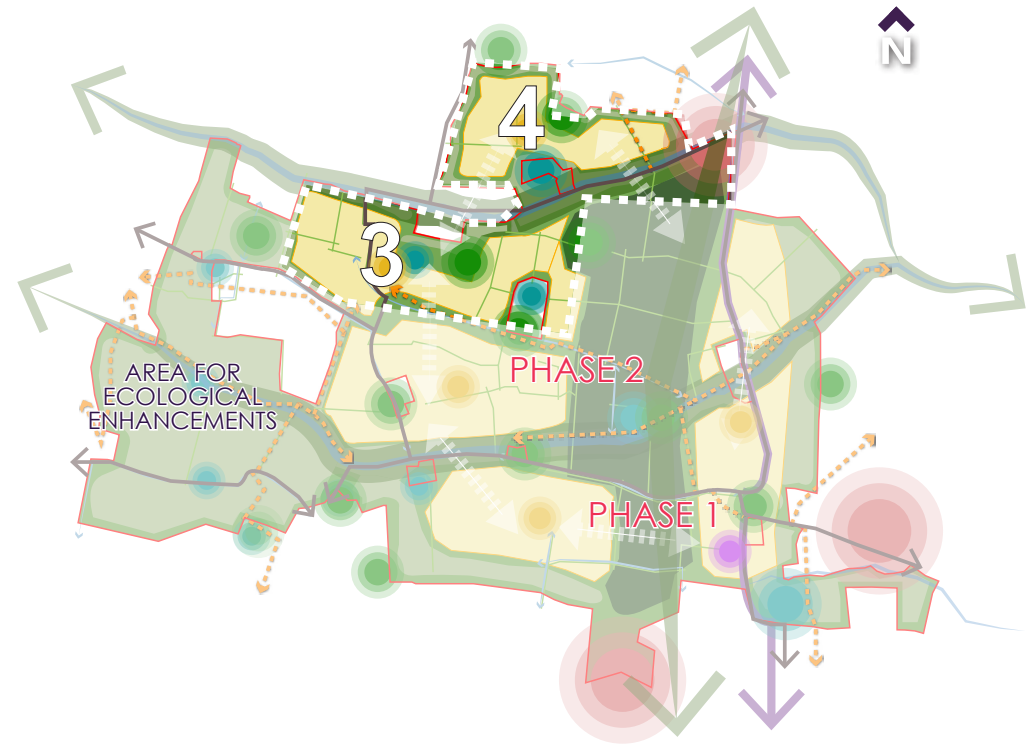
Phase 1

- **Aprx. 100ha of housing land** including highways infrastructure.
- **Aprx. 3,500 dwellings** @ 35dph
- **Village 1 - Sudbury** and the **village centre** and half the houses associated with **Village 5 - Heddings**
- **Aprx. 10ha Employment** land
- The southern third of the **Country Park** through the heart of the development. Other green and blue infrastructure and public open space across the development.
- **Ecological enhancements** in the west.
- **Access** from the east, providing the principle approach into the development.



Phase 2

- **Aprx. 105ha of housing land** including highways infrastructure.
- **Aprx. 3,700 dwellings @ 35dph**
- **Village 2 - Mill End** and the remained of **Village 5 - Heddings**
- The central part of the **Country Park** through the heart of the development. Other green and blue infrastructure and public open space across the development.
- **Ecological enhancements** in the west.



Phase 3

- **Aprx. 103ha of housing land** including highways infrastructure.
- **Aprx. 3,600 dwellings @ 35dph**
- **Village 3 - Coxfield** and **Village 4 - Upper Honeydon**
- The remaining northern part of the **Country Park** through the heart of the development. Other green and blue infrastructure and public open space across the development.
- **Ecological enhancements** in the west.
- Potential access point in the north.

2.3 Landscape-led Masterplan

Dennybrook Garden Village is based upon the principles of overlapping landscapes of different function and character. These will combine to create a cohesive and multi-functional landscape delivering a wide range of biodiversity, landscape and recreational benefits.

Structural Landscaping

Structural landscapes include trees, hedges, copses and woodland. New and existing structural landscaping will bring character to the Garden Village, soften built form and improve biodiversity. Areas of wildflower grassland will help to mitigate impacts on farmland birds.

Blue Infrastructure

Existing watercourses, such as Colmworth Brook, will be retained and enhanced to maximise their ecological potential. A range of SuDS features will manage flood risk, whilst maximising their landscape and biodiversity potential.

Space to Grow

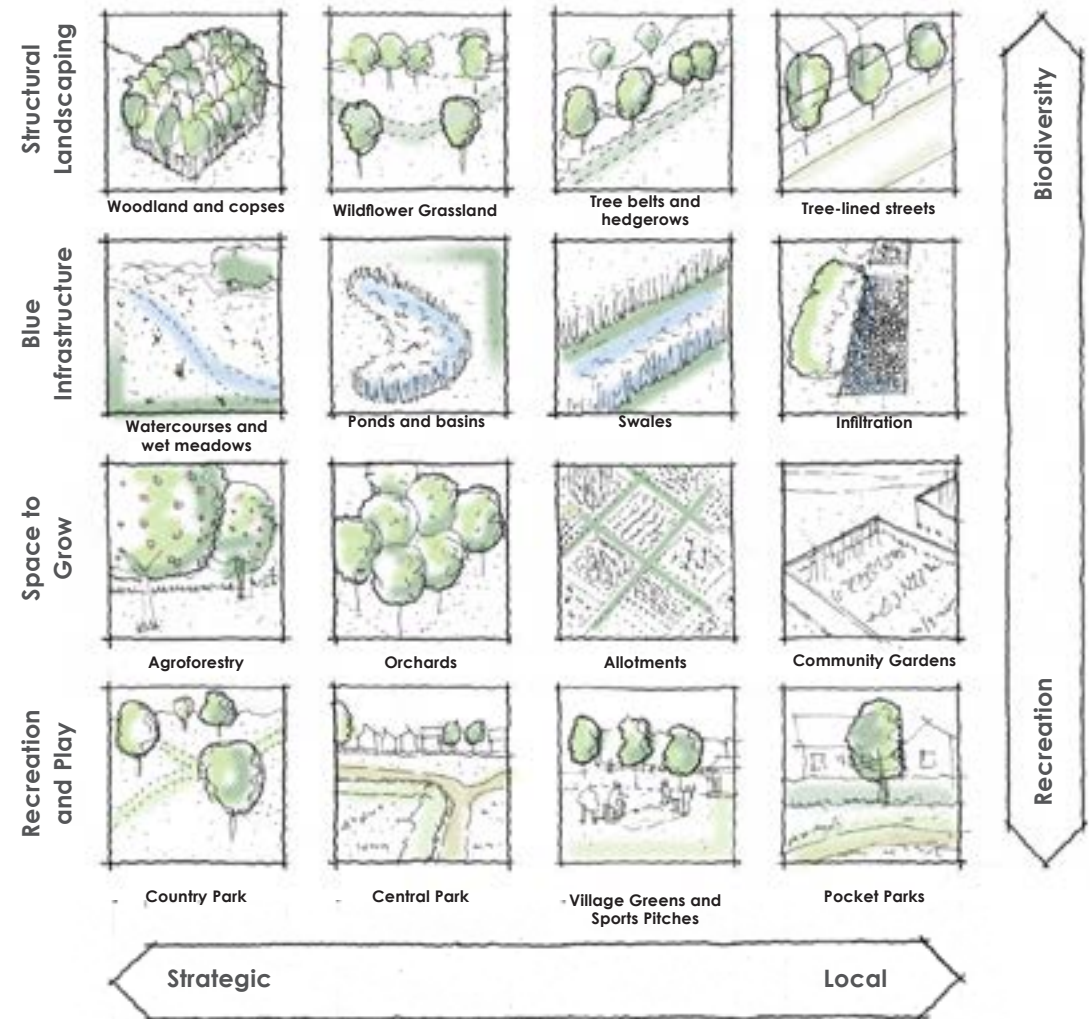
A range of open spaces within the Garden Village will be dedicated to the growing of local produce. Agroforestry will provide the new residents an opportunity to grow trees and agricultural/horticultural crops on the same piece of land, whilst new community gardens will form an integral part of local open spaces.

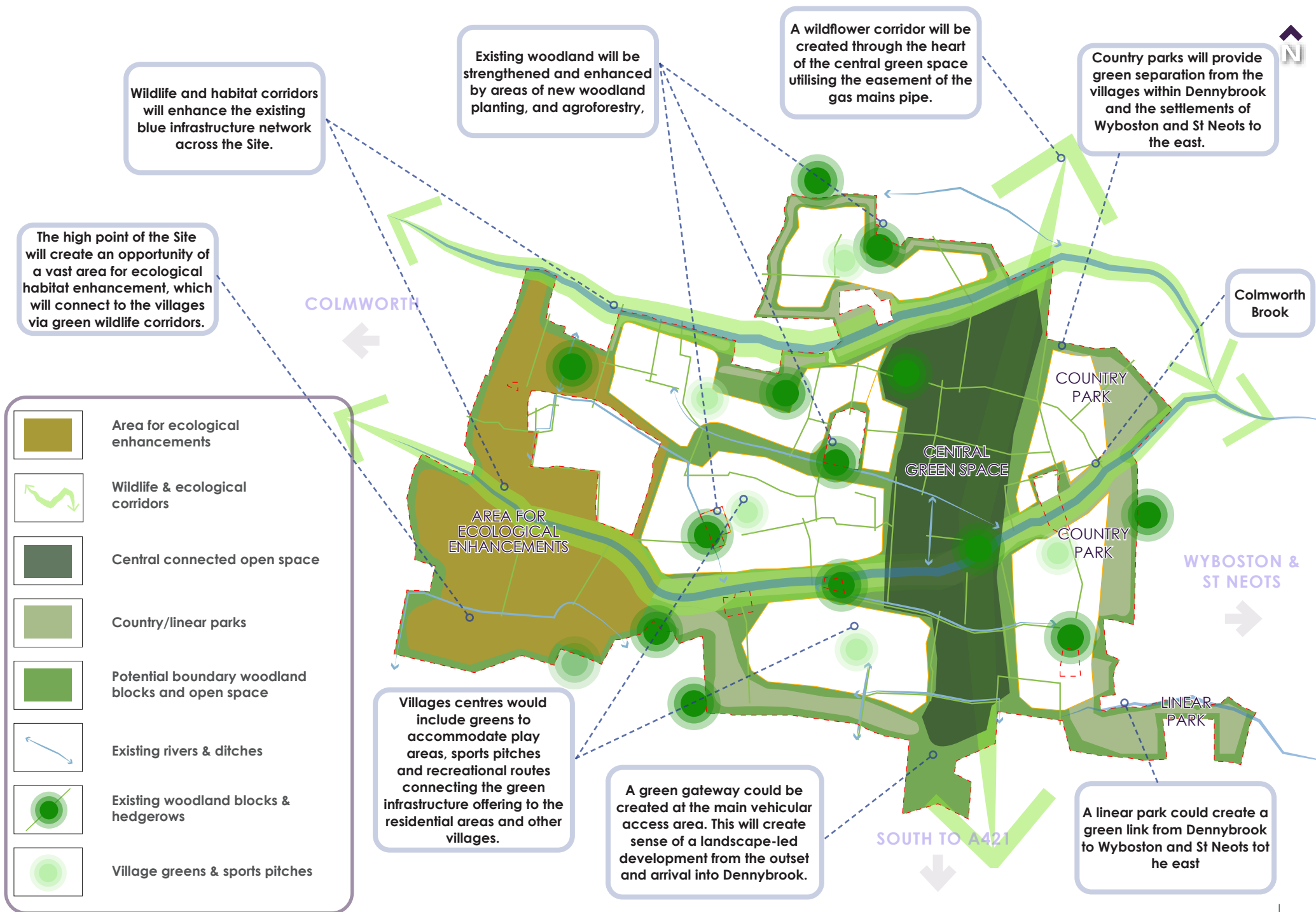
Recreation and Play

Dennybrook will provide a rich variety of interconnected open spaces, including a new country park, village greens and pocket parks. These spaces will contain walking and cycling routes, sports pitches and children's play spaces.

GREEN INFRASTRUCTURE ASSETS

GREEN INFRASTRUCTURE CATEGORIES





Wildlife and habitat corridors will enhance the existing blue infrastructure network across the Site.

Existing woodland will be strengthened and enhanced by areas of new woodland planting, and agroforestry,

A wildflower corridor will be created through the heart of the central green space utilising the easement of the gas mains pipe.

Country parks will provide green separation from the villages within Dennybrook and the settlements of Wyboston and St Neots to the east.

The high point of the Site will create an opportunity of a vast area for ecological habitat enhancement, which will connect to the villages via green wildlife corridors.

COLMWORTH

Colmworth Brook

- Area for ecological enhancements
- Wildlife & ecological corridors
- Central connected open space
- Country/linear parks
- Potential boundary woodland blocks and open space
- Existing rivers & ditches
- Existing woodland blocks & hedgerows
- Village greens & sports pitches

Villages centres would include greens to accommodate play areas, sports pitches and recreational routes connecting the green infrastructure offering to the residential areas and other villages.

A green gateway could be created at the main vehicular access area. This will create sense of a landscape-led development from the outset and arrival into Dennybrook.

A linear park could create a green link from Dennybrook to Wyboston and St Neots to the east

SOUTH TO A421

WYBOSTON & ST NEOTS

Landscape-led Masterplan:

Plentiful Open Space



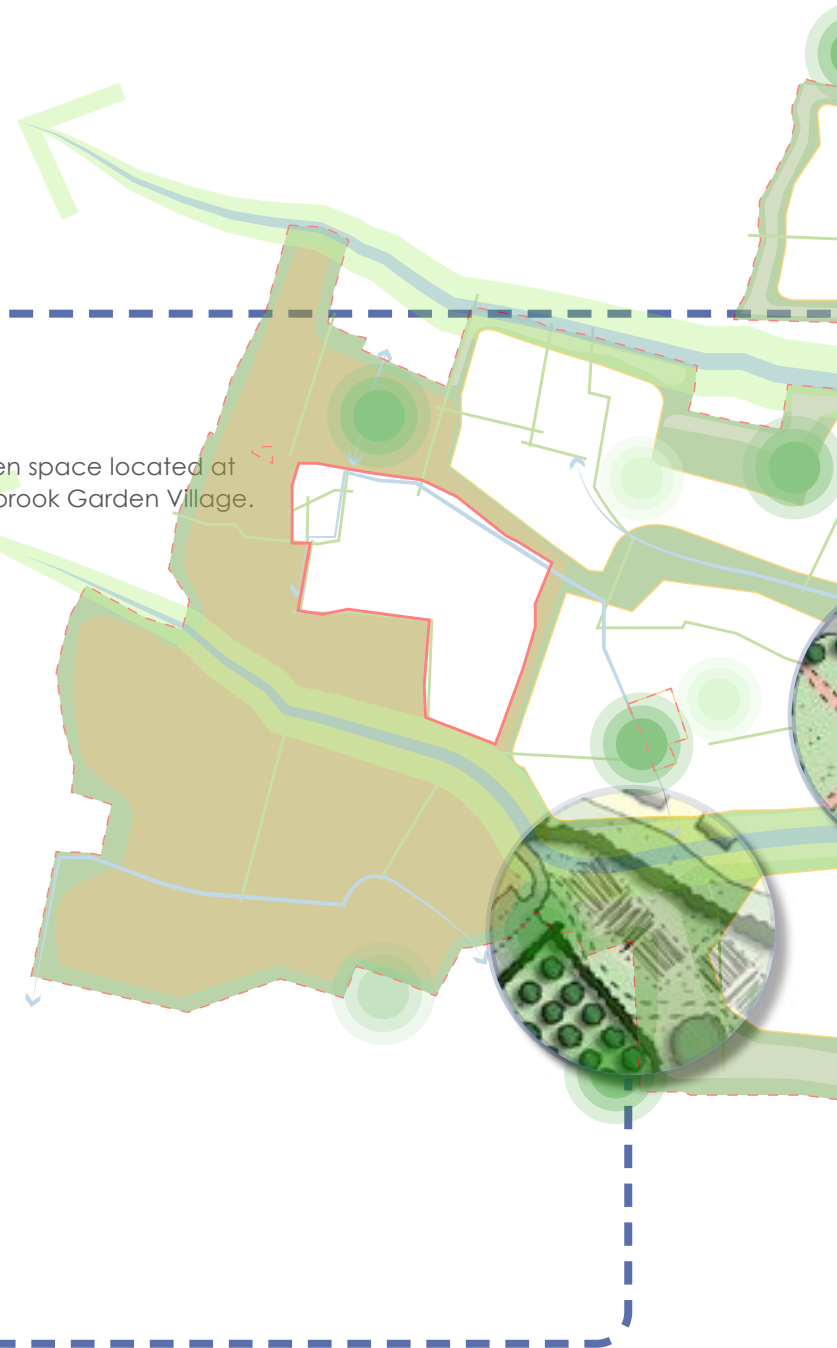
“A Green Heart”

Multi-functional open space located at the heart of Dennybrook Garden Village.



“Space to Grow”

A range of food growing opportunities.





“Accessible Green Space”
 A range of green spaces within easy reach of every homes.



“Valuing Existing Landscape”
 Using existing landscape features to shape the form of Dennybrook Garden Village.

“A Green Heart”

One of the defining features of nearby Bedford and St Neots is how multi-functional green space runs through the heart of the settlements. Dennybrook Garden Village will draw inspiration from both towns to be centred upon a “green heart” catering for a range of activities to promote healthy lifestyles and a strong sense of wellbeing.



The multi-functional characteristics of the “green heart” will provide an attractive, bustling focal point providing abundant space for sports, children’s play, food production, together with more informal activities such as walking and cycling.

Significant areas of amenity grassland will be provided to encourage passive recreation. Areas of species rich wildflower meadow will also be created to provide seasonal interest and to increase species diversity and habitat cover. New and existing landscaping will be carefully incorporated to provide a legible framework to the green heart, while maximising ecological benefits.





“Space to Grow”

Food growing opportunities will be a key part of Dennybrook's green infrastructure. Areas for agroforestry, allotments, orchards and community gardens will be woven into the areas open space to provide residents an abundance of ways to grow and harvest local produce.



One of the most exciting aspects of Dennybrook is the opportunity to provide agroforestry as an integral part of its green infrastructure. Agroforestry is the growing of both trees and crops on the same piece of land. It inherently creates a diversity of plant and trees species, providing important wildlife habitat and harbouring birds and beneficial insects which feed on crop pests. The decomposition of tree litter can substantially contribute to the maintenance of soil fertility.

Elsewhere within Dennybrook, allotments, orchards and community gardens will provide further opportunities for residents to grow and harvest local produce.





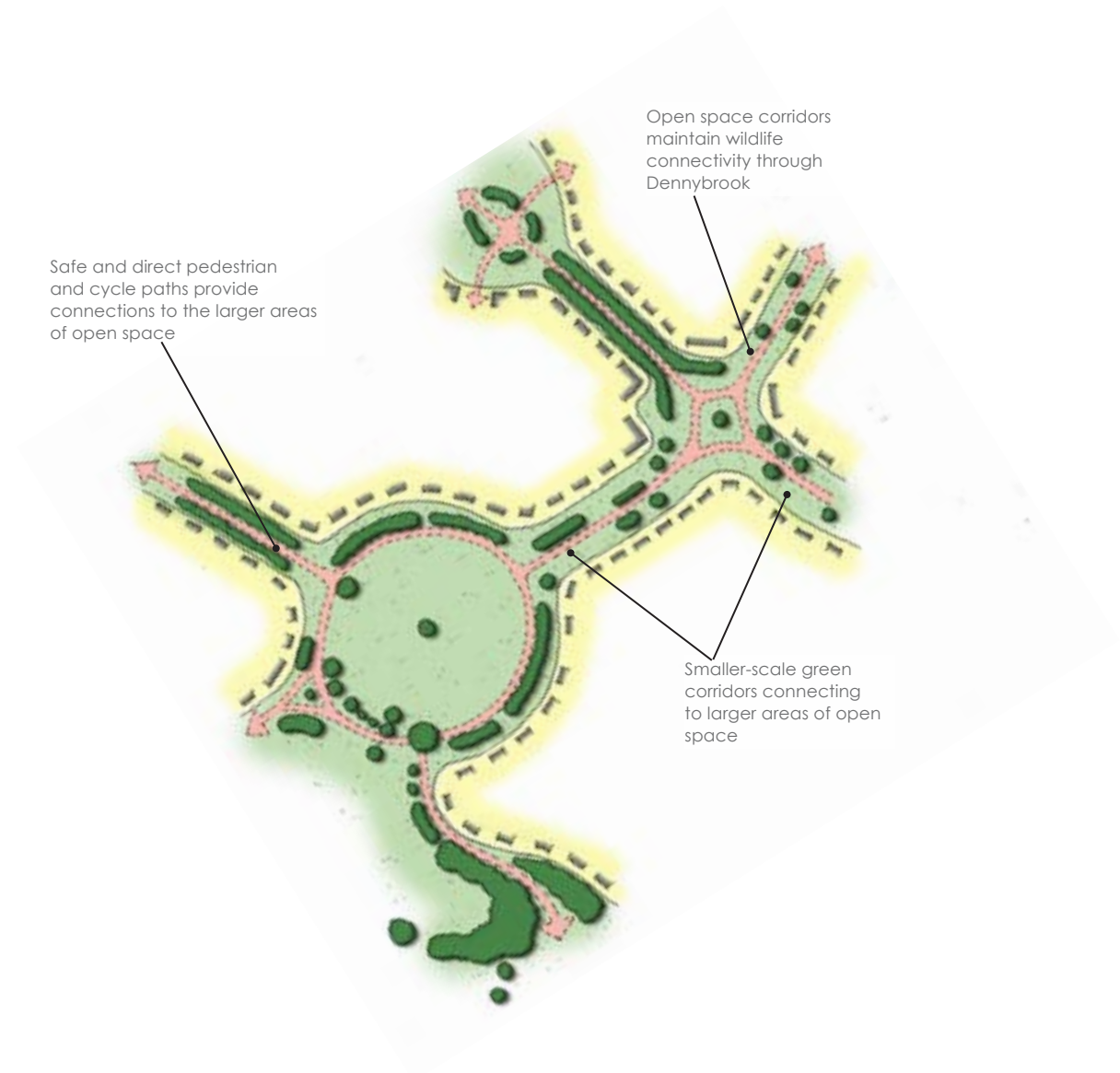
“Accessible Green Space”

The design of Dennybrook will maximise accessibility to green space for its residents. Every home will be within walking distance of space for children’s play, nature and sport.



The principle of creating accessible green space will be achieved by creating a connected network of green infrastructure. This connected network of green space will define the overall structure of Dennybrook whereby a series of smaller-scale open space corridors will provide direct, traffic-free connections to larger areas of open space. The connected green spaces will be a focus for safe pedestrian and cycle movement between Dennybrook’s new homes and its employment, community and retail uses.

The connected green infrastructure will provide wildlife corridors between different habitats and reduce isolation of populations.





“Valuing Existing Landscape”

Dennybrook will use the intrinsic landscape positively in its design. The existing hedgerows, trees and woodland will help shape the open spaces and will provide an instant sense of maturity. Green corridors will be centred upon the existing watercourses, such as Colmworth Brook and Begwary Brook, where riparian improvements will deliver meaningful biodiversity improvements.



Valuing the existing landscape and context will help to create a cohesive open space structure within which open space quantity and quality standards can be met while making a positive contribution to the sense of place, both at a local level and a settlement-wide level. A good example of this is the opportunity to create visual links to the spire of the church at Colmworth to create view corridors in which open space uses and new landscaping can be located.

The incorporation of the existing watercourses within green corridors presents a wide range of opportunities to contribute to the aims of the Bedfordshire and Luton Biodiversity Action Plan (BAPs) by improving riparian habitat for Depressed River Mussels and European Otters.





2.4 A Place to Live

A range of homes to meet local community needs

Dennybrook will deliver a mix of housing types and tenures that suit the needs of the local community. This will include homes for first time buyers, family homes, homes for people wishing to downsize and homes for supported living.

The new settlement will maximise the opportunities offered by supported accommodation, placing these homes within the villages centres next to lively and vibrant uses such as shops, community facilities and pre-schools. This approach will provide social, physical and mental health benefits for older generations who will feel an integral part of the wider community.

The COVID-19 pandemic has reinforced the importance of private outdoor space. Recognising the importance for people's mental health and wellbeing, every new home, including apartments and maisonettes, will have access to private outdoor space. For apartments and maisonettes such space could take the form of semi-private garden spaces, balconies and terraces for homes above ground floor.



2.5 Vibrant Communities

Easy access to social, leisure, work and recreational opportunities

Dennybrook will be supported by a vibrant mix of community facilities, such as shops, schools, workplaces, health facilities, parks, play spaces, cafés and other meeting places that respond to local community needs.

To support this key design principle, each community will be centred upon the provision of local shops, schools and workspaces to ensure they are within walking and cycling distance of the new homes. The easternmost village will provide Dennybrook's principal centre and include a supermarket, co-working office space and a mobility hub. The mobility hub will facilitate a range of sustainable transport choices, including electric vehicle charge points, e-bikes, car clubs, community concierge parcel last mile delivery, together with being a focus for public transport.

The traditional approach of 'living above the shop' will be embraced at Dennybrook Garden Village. Homes will be located above shops and other community uses to ensure centres remain lively into the evening with a true mix of uses.

Given Dennybrook's location in the heart of the Oxford-Cambridge Arc, the new settlement presents an exciting opportunity to include a new technology park catering for research and development, high-technology and scientific institutions and companies. Strong physical connections to the new East West Rail will maximise its sustainability credentials and ensure it has a strong synergy with the globally renowned universities and science and technology ecosystems within both Cambridge and Oxford.



2.6 Space to Play

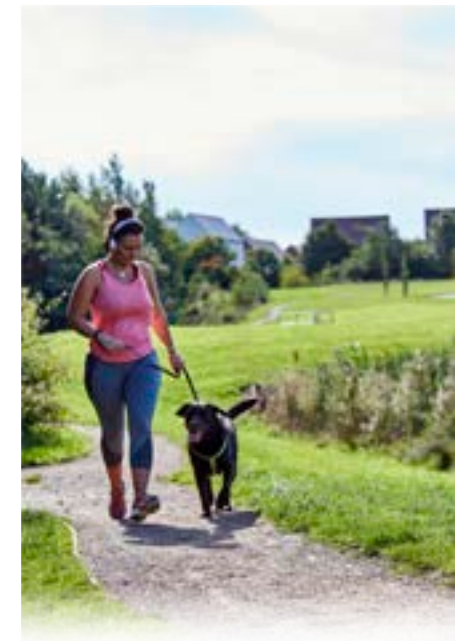
A wide range of recreational activities for all ages

Dennybrook's green spaces will be designed to incorporate a range of recreational uses and activities. Drawing inspiration from Riverside Park in St Neots and Bedford Park, the new settlement's larger open spaces will include children's play areas, formal sports pitches, safe routes for walking and cycling and space for community events such as concerts and fêtes.

These green spaces will not be designed in isolation. Rather, careful consideration will be given to how the residents will use the spaces in their day-to-day lives. For example, 'play on the way' will make car-free trips more fun for children by locating play areas on key routes to primary schools, making children want to walk and cycle school.

Dennybrook's quieter streets will be designed as 'healthy streets'. These healthy streets will improve people's physical and mental health by encouraging walking, cycling, outdoor play and streets where it is safe for young children to cycle or scoot to school. This will create opportunities for social interaction and street life, bringing wider social benefits.

Dennybrook will also provide a new sports centre, which will include a large gym, space for group fitness classes, a sports hall and outdoor all-weather pitches.



2.7 A Memorable Place

A place with a locally inspired character

Dennybrook will draw upon the best aspects of local area for sources of inspiration. These local characteristics are more than simply architectural style and details. For example, one of the defining characteristics of Bedford are its tree-lined streets, such as Rothsay Garden, De Parys Avenue and Park Avenue. Dennybrook's principal streets will draw upon the tree-lined nature of these streets and the formal built character of the distinctive Victorian villas which overlook them.

A local materials palette will be used to connect the Garden Village with its context. For example, a predominance of gault and buff brick shades in the eastern villages will relate to strongly to the traditional characteristics of St Neots, whilst a greater use of red brick shades to the west will be more reflective of one of Bedford's defining architectural characteristics.

However, this does not mean that Dennybrook's will mimic traditional architectural detailing. Rather, it will reflect traditional characteristics in a contemporary manner recognising that the Garden Village is a 21st Century settlement.

Dennybrook's character will also be defined through the social life of its public spaces. A permeable network of streets and traffic-free routes, multi-functional green spaces and easy to reach community facilities will create the physical conditions for activity to happen and bring the new settlement to life.



2.8 Transport

Access Strategy

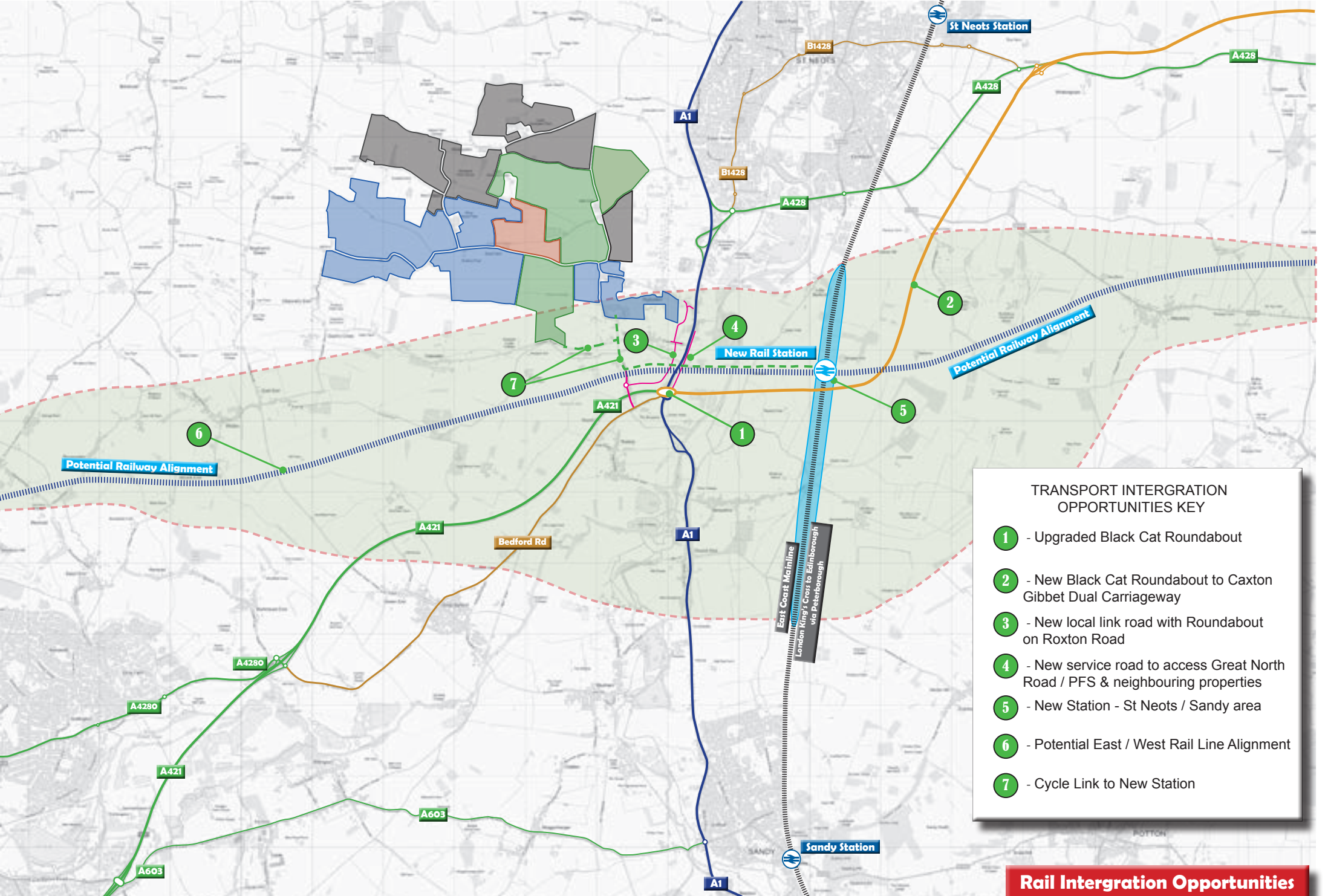
Highways England (HE) is proposing to implement a new section of dual carriageway between the A1 / A421 (Black Cat) junction and the A428 / A1198 (Caxton Gibbet) junction as part of its nationwide road investment strategy programme (RIS). The new dual carriageway is proposed to open to traffic in 2025/26 and as part of those proposals, includes a series of local improvements to facilitate and delivery the objectives of the investment strategy proposals.

A new grade-separated interchange will be constructed at the Black Cat junction delivering free-flow traffic movements from the existing A421 to the new dual carriageway A428 and free-flow traffic movements north to south and vice versa along the A1. To support these proposals, the existing junction of the A1 and The Lane and the A1 and Chawston Road will be closed to all traffic movements.

To provide access to the existing Wyboston community to the west of the A1, new highway infrastructure is proposed in the form of a new section of local road that will link Roxton Road with Chawston Lane and The Lane, following a gently curved alignment to the west of the north to south alignment of the A1. The new highway infrastructure will include the provision of adjacent high quality pedestrian footways and cycle tracks, delivering connectivity by active travel modes.

A new roundabout junction will be developed on Roxton Road to form a junction with the new local road infrastructure.

The local road infrastructure proposals are shown opposite.



TRANSPORT INTERGRATION OPPORTUNITIES KEY

- 1 - Upgraded Black Cat Roundabout
- 2 - New Black Cat Roundabout to Caxton Gibbet Dual Carriageway
- 3 - New local link road with Roundabout on Roxton Road
- 4 - New service road to access Great North Road / PFS & neighbouring properties
- 5 - New Station - St Neots / Sandy area
- 6 - Potential East / West Rail Line Alignment
- 7 - Cycle Link to New Station

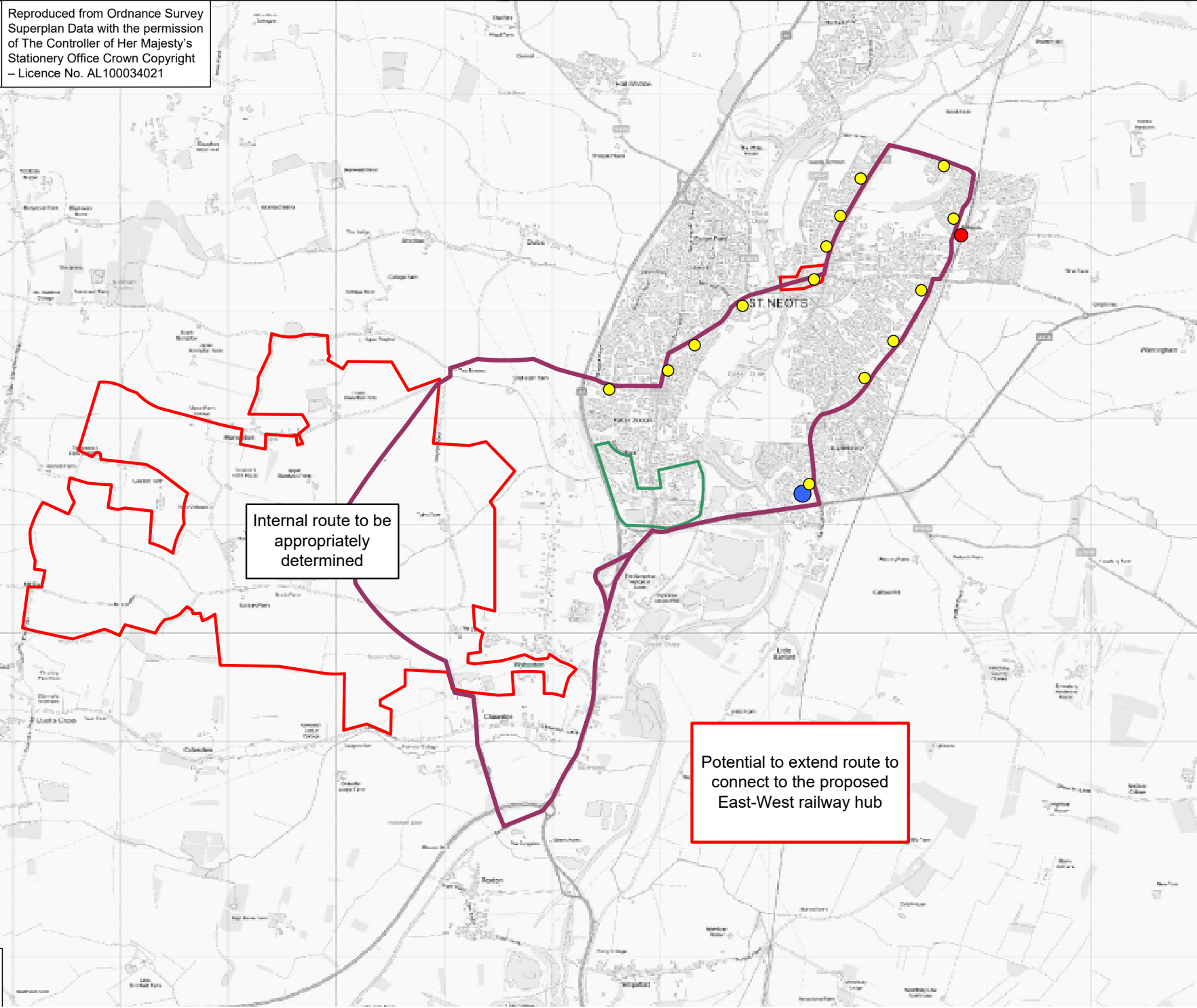
Rail Intergration Opportunities

Vehicle Access

The proposed infrastructure will facilitate vehicle connections to the redeveloped 'Black Cat' junction via the new Roxton Road roundabout and Barford Road enabling access to the local strategic highway network. It is considered that the new infrastructure, coupled with local highway measures will facilitate the early delivery of housing. Access to and from the development can be gained to the north along routes such as Bushmead Road and to the west along routes such as Colesden Road, this latter route providing for journeys in towards the western fringe of Bedford.

As development increases in scale local highway improvements will help to ensure that there is suitable highway capacity to accommodate the development, subject to suitable analysis.

Overtime, there may be opportunities to provide a direct, development access to the A421.



- Key**
- Indicative site boundary
 - Existing bus stops
 - Employment areas
 - High Street
 - Superstore
 - St Neots railway station
 - Proposed circular route

Rev	Date	Details	Drawn by	Checked by

Bristol
 Cambridge
 London
 Manchester
 Oxford
 Welwyn Garden City



The Station
 3 Chaucerian Hill
 Princes Road
 Cambridge
 CB4 0HP
 01223 488588
www.tpa.uk.com

Taylor Wimpey UK Limited

Land North of A421, Wyboston

Potential circular route

STATUS:
INFORMATION

SCALE: NTS	PREPARED BY: LM	CHECKED BY: TH	APPROVED BY: JC
JOB NO:	DRAWING NO:	DATE:	

Accessibility

Development at Dennybrook has a unique opportunity to link with the emerging transport proposals being developed as part of the East /West Rail initiative. The corridor for the rail line runs in very close proximity to the development area and through the extensive network of public footpaths and Bridleways, active travel routes will be promoted to parallel footways and cycle ways adjacent to the rail corridor.

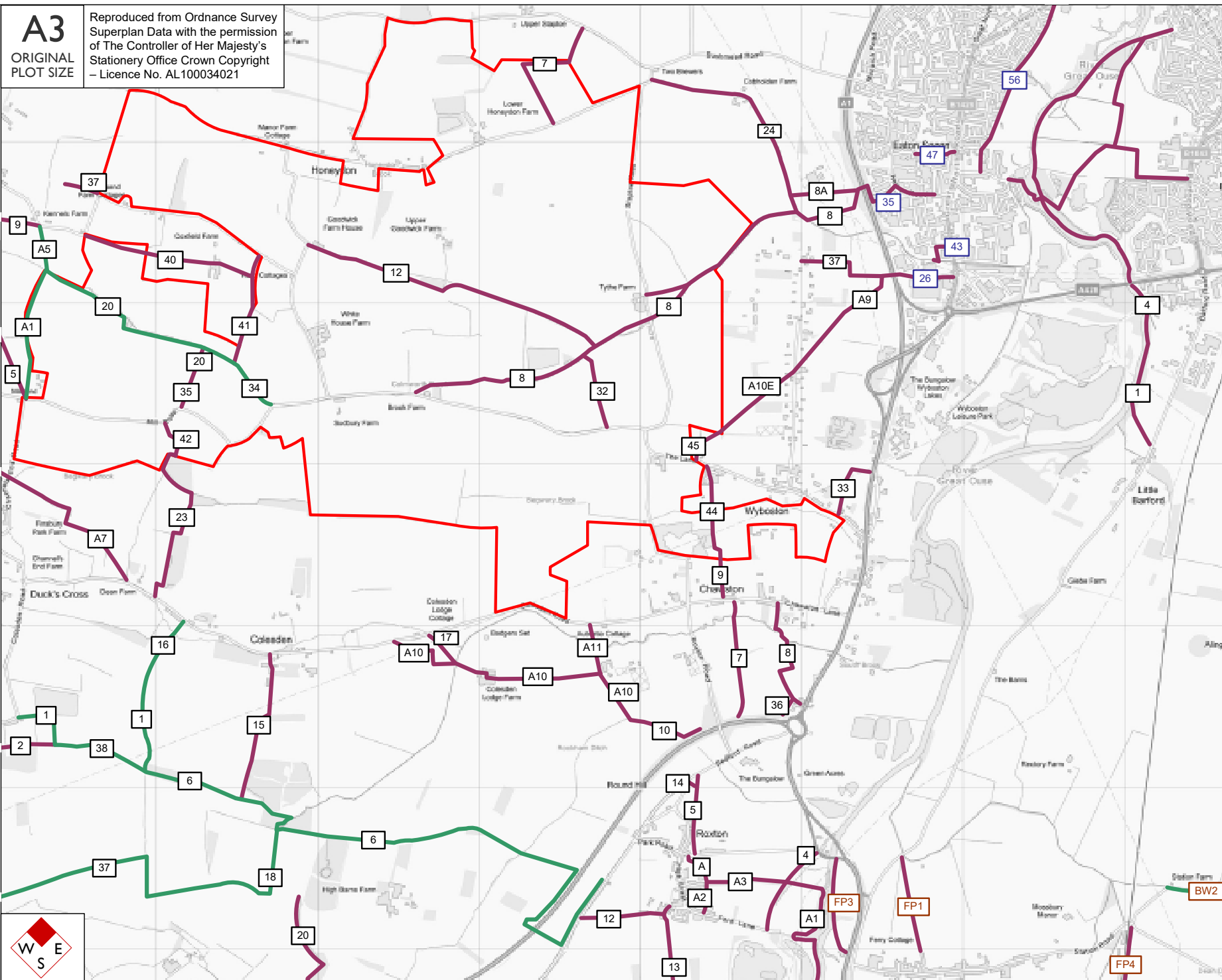
A new rail station to the south of St Neots will provide for east-west and north-south journeys delivering a valuable connection to Cambridge and Bedford for existing residents of amongst other settlements, Wyboston and St Neots, but most specifically provide for multiple destinations for new residents. Such connections provide a genuine opportunity to promote a highly sustainable settlement, where trips not only begin, but where they might also end.

The existing public rights of way (PRoW) network is extensive and through local enhancement can facilitate journeys into the established employment areas at Eaton Socon to the east and the fringes of Bedford to the west, along the St Neots Road. The rights of way network will be integrated fully within the development forming part of the green and blue infrastructure plan for the area.

The existing highway network is suitable to accommodate the provision of new or enhanced bus services that can provide a regular, high quality service between St Neots and Bedford. Circular services linking the development to the shopping areas of St Neots the existing East Coast Main Line rail station, health and fitness facilities and the principle employment areas of Eaton Socon and St Neots are readily achievable. As the development matures, a town centre would include a high quality interchange which would be accessible on foot, by bicycle and might include remote working business hub type facilities to reduce the demand for travel.

A3
ORIGINAL
PLOT SIZE

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Key

- Indicative site boundary
- Footpaths
- Bridleways

Public Right of Way Number - District

- 1 Within Cambridgeshire
- 1 Within Central Bedfordshire
- 1 Within Bedford Borough

Rev	Date	Details	Drawn by	Checked by

British
Cambridge
Landscape
Management
Belong
WeShape Greater City

The Shadden
7 Chesham Mill
French's Road
Cambridge
CB4 3JF
01223 457500
www.tpa.co.uk

tpa
Transport Planning Association

Taylor Wimpey UK Limited

Land North of A421, Wyboston

Existing Public Rights Of Way

-

-

STATUS:
INFORMATION

SCALE: NTS	PREPARED BY: LM	CHECKED BY: TH	APPROVED BY: JC
JOB NO: 2002-007	DRAWING NO: 2	DATE: OCT '20	



3.0

PLANNING CONTEXT

3.1 Growth Arc

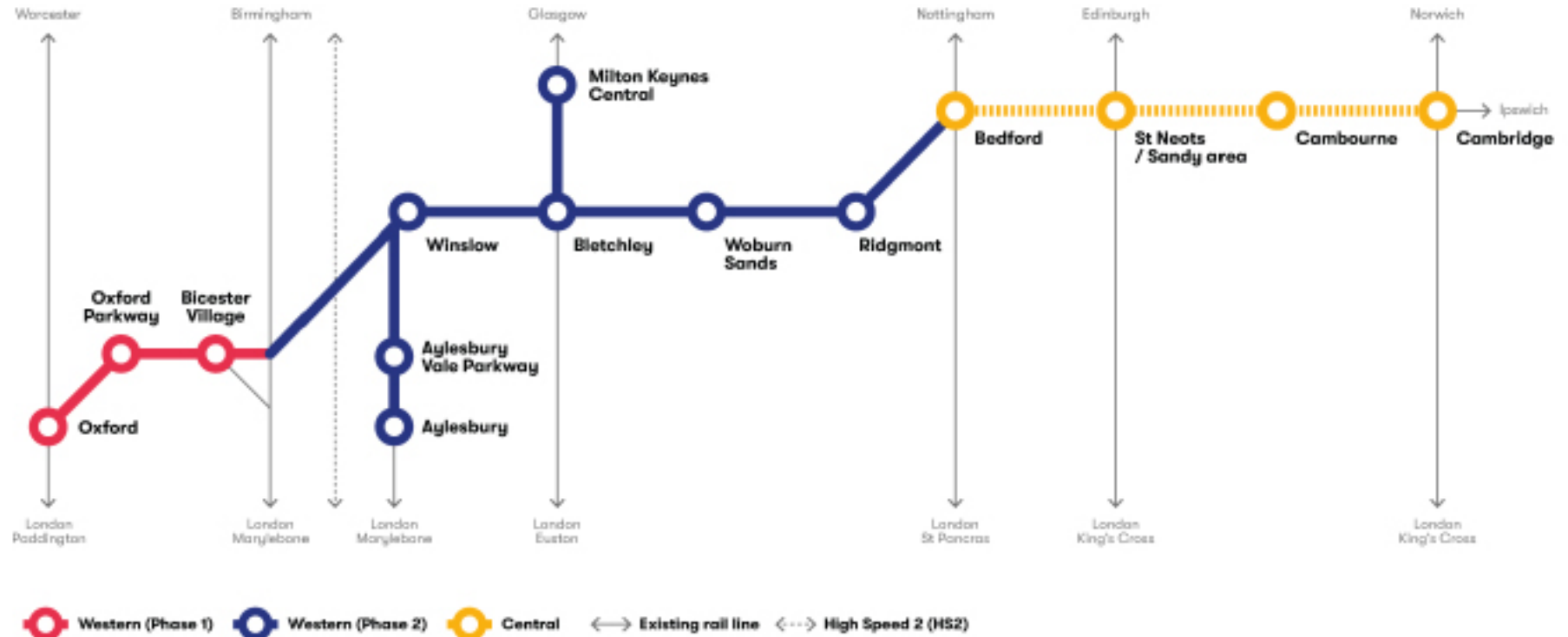


Figure 3.1: Alignment of the East-West Rail (EWR) Route, including strategic connections.

The Oxford-Cambridge Arc Research and Spatial Strategy, identifies the Growth Arc, located along the Cambridge, Milton Keynes, Oxford Corridor as a vital driver for the economic performance of the UK, combining leading international universities and science and technology companies where opportunities abound.

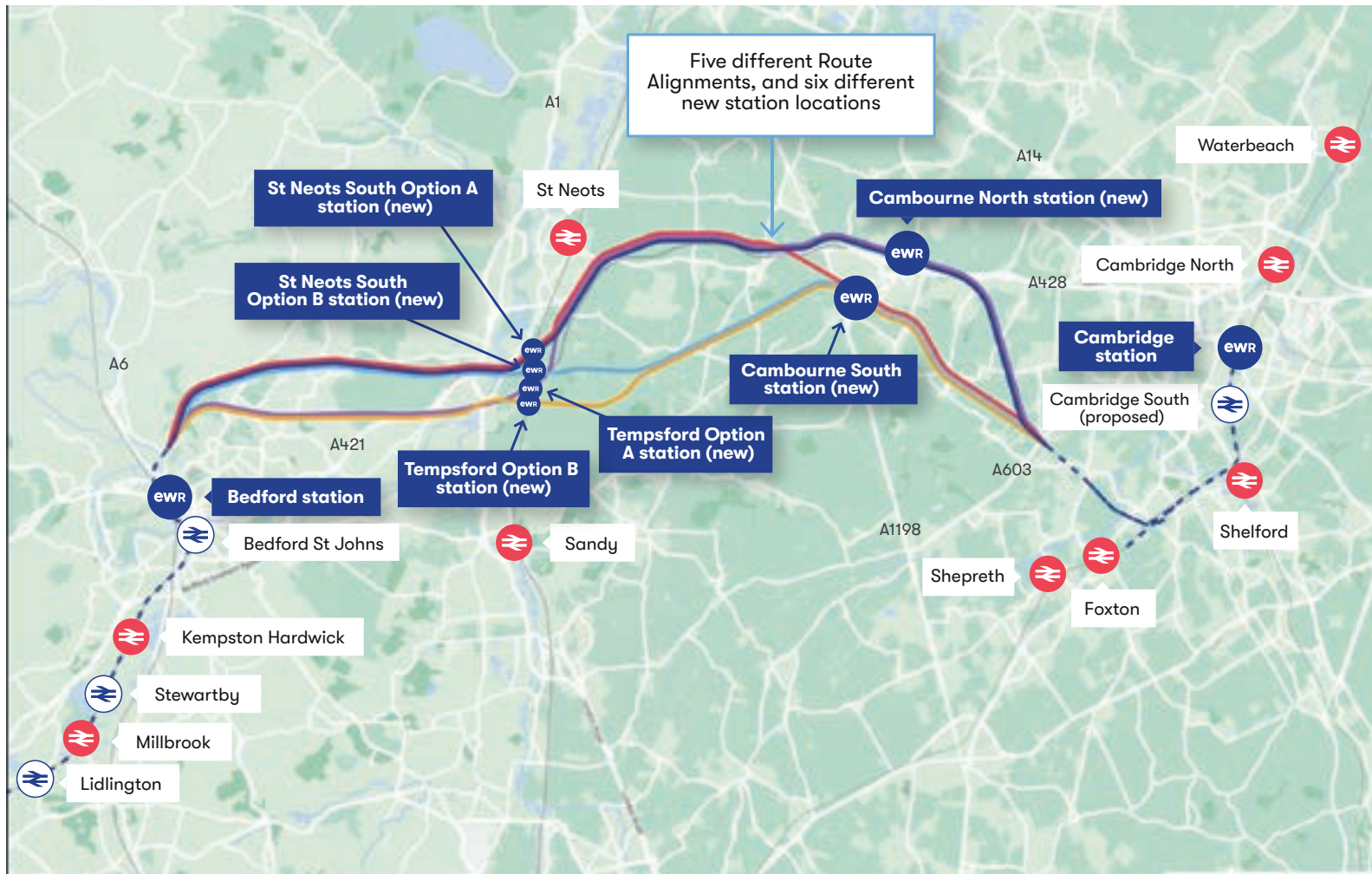
Central to delivering on the opportunities of the Arc is East-West Rail (EWR). This sustainable transport link will create quicker, easier east west access and improve

transport capabilities across the arc. Figure 13. shows the potential alignment of EWR is immediately to the south of Dennybrook Garden Village, with proximity also to the proposed St Neot's/Sandy area station which will connect with London Kings Cross and Edinburgh.

The improved strategic transport connections go hand in hand with increased housing delivery, with MHCLG establishing an aim to deliver one million new homes across the arc by 2050 (The Oxford-Cambridge Arc,

2019). These elements need to be delivered in tandem alongside a commitment to embed natural capital and green infrastructure opportunities to realise the full potential of the corridor.

Dennybrook Garden Village offers the opportunity to aid in delivering this aspiration, with a strong local landscape context which offers the opportunity to deliver meaningful natural capital and green infrastructure benefits along side a sustainably sited, mixed use community.



Legend

- Route Alignment 1 - Emerging preference**
St Neots South Option A station to Cambourne North station
- Route Alignment 2**
St Neots South Option A station to Cambourne South station
- Route Alignment 6**
St Neots South Option B station to Cambourne South station
- Route Alignment 8**
Tempsford Option B station to Cambourne South station
- Route Alignment 9 - Emerging preference**
Tempsford Option A station to Cambourne North station
- Other area of East West Rail
- Proposed A428 Alignment
- National Rail station
- Station used by East West Rail services
- Station that may be used by East West Rail services

Figure 3.2: Plan illustrating the five shortlisted routes for the alignment of the East West Rail.

3.2 Planning White Paper

'Planning for the Future,' a planning white paper was released by the Ministry of Housing, Communities and Local Government in August 2020. The scope of this consultation set out a package of proposals for reform of the planning system in England, seeking to 'modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed.'

The white paper set out a variety of proposals to address this overarching aim, which were set out within three pillars:

- **Pillar One** - Planning for Development;
- **Pillar Two** - Planning for Beautiful and Sustainable Places; and
- **Pillar Three** - Planning for Infrastructure and Connected Places.

As a document which will explore the emerging design for Dennybrook Garden Village, this document will focus on the findings of Pillar Two, to ensure the ways in which the proposed settlement can support the likely concerns of the emerging planning agenda.

Pillar Two recognises that planning is 'a powerful tool for creating visions of how places can be, engaging communities in that process and fostering high quality development: not just beautiful buildings, but the gardens, parks and other green spaces in between, as well as the facilities which are essential for building a real sense of community.'

To achieve this, the paper proposes frameworks for quality, which set out the expectations for development which reflect local character and community preferences, whilst still ensuring they are fit for modern lifestyles and environmental standards. To achieve this, a National Model Design Code is forthcoming, supplementing the National Design Guide and revised Manual for Streets, setting out detailed parameters for development in different types of locations, and addressing issues vital to the success of forthcoming schemes.

It is expected that these are fed into a local code, to ensure that these basics can be translated into local examples to guide the expectations of good design locally. In the absence of locally adopted design guides, the National Design Guide sets out ten characteristics of a well designed place (please refer to Figure 14. These principles are set out under three overarching themes of Climate, Character and Community, and include:

- **Context**
- **Identity**
- **Built Form**
- **Movement**
- **Nature**
- **Public Spaces**
- **Uses**
- **Homes and Buildings**
- **Resources and**
- **Life span.**

These ten characteristics will be utilised in Section 5 to communicate the strengths and likely benefits of the Dennybrook Garden Village.



Figure 3.3: 10 Characteristics of a successful place

3.3 Garden City Principles

'The Garden Cities movement was founded by Ebenezer Howard at the turn of the 20th Century to address the need for an expanding urban population whilst safeguarding the quality of the environment in which people live.

The Garden City Principles have found new life in recent years as the British Government has given its support to the delivery of Garden Villages in 2016, Garden Towns in 2017 and Garden Communities in 2018.

The Town and Country Planning Association (TCPA) describes a garden city as: 'holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

- **Strong vision, leadership and community engagement.**
- **Community ownership of land and long-term stewardship of assets.**
- **Mixed-tenure homes and housing types that are genuinely affordable.**
- **A wide range of local jobs in the Garden City within easy commuting distance of homes.**
- **Beautifully and imaginatively designed homes with**



Photograph 3: Aerial photograph of Parkway in Welwyn Garden City.

- 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, and that uses zero-carbon and energy-positive technology to ensure climate resilience.**

- **Strong cultural, recreational and shopping facilities in 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.**

3.4 Local Planning Context

A review is currently being undertaken by Bedford Borough Council of its Local Plan 2030, adopted in January 2020. In accordance with Policy 1 of the Local Plan 2030, Bedford Borough is reviewing the plan to address the change in projected housing requirement for the authority following changes to the way housing need is assessed as prescribed in the National Planning Policy Framework (NPPF) 2019.

The revised NPPF was published shortly before the Bedford Borough Local Plan 2030 and so the plan is set in the context of the NPPF 2012.

Land at Wyboston was one of four areas considered for a new garden village through the preparation of the now adopted Local Plan 2030. Previously, the site has been promoted to deliver 4,000 homes. The current

projected scheme, delivering 7,500 to 10,000 homes would allow for a concentrated investment in transport infrastructure alongside a significant employment opportunity.

Key to the proposal will be consideration of the Garden Village principles and the expectation set out in the NPPF that large numbers of homes, such as that which Bedford Borough Council will need to deliver through the Local Plan review, can be best achieved through large scale development. For information on Garden Village (CITY) Principles, please refer to section 3.3 earlier in this document.

As well as building new homes, garden communities develop:

- **Job opportunities.**
- **Attractive green space and public realm areas.**
- **Transport infrastructure, including roads, buses and cycle routes.**
- **Community infrastructure, schools, community and health centres.**
- **A plan for long-term stewardship of community assets.**



Extract 2: David Rudlin's Wolfson Prize winning work on Uxcester Garden City which inspired a resurgence of new towns in the UK.

Paragraph 72 of the NPPF, discusses the potential for large scale development and identifies the key considerations for making new settlements or large urban extensions sustainable. Considerations include:

- **The opportunities presented by existing or planned infrastructure investment.**
- **The scale of development and access to services and employment opportunities.**
- **The quality of the development, including following Garden City principles.**



Extract 1: The National Planning Policy Framework document 2019



Extract 3: Bedford Borough coat of arms.

Looking first at the location of the site, as noted above, the site is in a key strategic location close to both the A421 and A1 where significant investment in enhanced infrastructure has either already taken place or is planned. It is also adjacent to the proposed east west rail route and ideally situated to take advantage of the improved connectivity that this route will offer.

Objectives in the Local Plan 2030 that can be supported by development of Dennybrook Garden Village include:

- ‘Deliver high quality growth that will facilitate the development of more sustainable and inclusive places...’
- Provide appropriate amounts and types of housing...’
- Support a stronger local economy delivering economic growth...’
- Achieve a borough where everybody has access to high quality health and social care as well as everyday essential services and community facilities.’
- Develop a strong and multi-functional urban and rural green infrastructure network...’
- Support and create a high quality, inclusive and safe built environment which values local landscape and settlement character...’

- **Protect and enhance our natural resources including air, soil minerals and water to minimise the impacts of flooding, climate change and pollution.**

Policies within Bedford Borough Local Plan 2030 relevant to the development proposals for land west of Wyboston:

- **Policy 2S - Healthy Communities**
- **Policy 7S - Development in the countryside**
- **Policy 28S - Place Making**
- **Policy 29 - Design quality and principles**
- **Policy 30 - the impact of development - design impacts**
- **Policy 31 - The impact of development - access impacts**
- **Policy 35S - Green infrastructure**
- **Policy 46S - Use of previously developed land and use of undeveloped land**
- **Policy 51S - Climate change strategic approach**
- **Policy 53 Development layout and accessibility**
- **Policy 55 - Renewable energy - district heating**
- **Policy 57 - Renewable energy - general impact**
- **Policy 58S - Affordable housing**
- **Policy 59S - Housing mix**
- **Policy 60 Specialist housing**
- **Policy 69S - Amount and distribution of employment development**
- **Policy 70 - Key Employment sites**

- **Policy 72 - Additional Strategic employment development**
- **Policy 75 - New employment development in the countryside**
- **Policy 91 - Access to the countryside**
- **Policy 92 - Flood risk**
- **Policy 93 - Sustainable drainage systems**

Relevant local government and near governmental publications and guidelines produced by or for Bedford Borough:

Bedfordshire's natural environment - its value to us all - produced by Bedford Local Nature Partnership (LNP), working with SEMLEP.

South East Midlands Local Enterprise Partnership (SEMLEP) Economic Plan



Figure 3.4: Diagram from Bedfordshire's natural environment - its value to all of us.



CSA
environmental