



VISION DOCUMENT (LIVE DOCUMENT)

Denybrook Garden Community

September 2021



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VISION STATEMENT

Denybrook Garden Community presents an exciting opportunity to create a vibrant, well integrated and sustainable new settlement of up to 10,000 new homes, employment space, education, health and community facilities, and extensive green open spaces.

The new homes and facilities are proposed across five new linked villages, connected by a network of existing and proposed green infrastructure enhancing biodiversity and encouraging wildlife habitats, in addition to providing attractive recreational spaces for sports, play and leisure.

The design and implementation strategy will ensure that recreation spaces and key facilities are available at an early stage of each phase to allow the new community to establish and to reduce the impact on existing services.

1.0

**OPPORTUNITIES
& INFLUENCES**





1.1 Opportunities and Influences


Following an appraisal of the site context and baseline study the following opportunities and characteristics have been considered in developing the vision for Denybrook Garden Community.

Strategic opportunities and constraints that have informed the production of the concept masterplan for the site include:





- The site is bordered by existing villages to the east and west with limited open space between. Green buffers are proposed to the existing settlements to protect their identity and avoid coalescence with the proposed new villages.
- A number of heritage assets exist within and in proximity of the site which have been considered and will be assessed further as part of the masterplan evolution. In particular the spire of the Church of St. Denys is a prominent local feature. The views to it have been considered and respected in the layout of the proposed built form.
- The site lies within a rural landscape with open agricultural fields stretching to the north and south. Appropriate consideration has been given to the relationship with the rural setting and the landscape and visual impact of the masterplan will be assessed as the proposals progress.
- The site is crossed in a broadly north - south direction by a high pressure gas main.
- The proximity of the site to ongoing nationally important infrastructure projects provides opportunity for sustainable residential and commercial development in this location.
- The location, near to the A1, A421 and A428 Black Cat roundabout provides access to regional and national highways.
- The site is crossed and bounded in part by a number of existing rural B roads. The treatment of these roads has been considered as part of the access and mobility strategy. This is explained further in Section 2.8 of this document.
- The potential alignment of East - West Rail to the south of the site provides the opportunity for public transport and cycle connections along the corridor to the proposed new station at the intersection with the East Coast Mainline.
- The site is crossed by a number of existing public rights of way which have been incorporated into the masterplan. These would be upgraded and integrated within the wider proposed network of pedestrian and cycle routes within the site.

	Site Boundary
	Existing vegetation





OPPORTUNITIES

	Areas of some ecological sensitivity, with potential for some lower density development
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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 of habitat creation and biodiversity enhancement
	Colmworth Brook corridor
	Secondary watercourse corridors
	Potential ponds to be reintroduced

INFLUENCES

	Main areas for potential Iron Age /Romano-British settlement (cropmarks)		Local Wildlife Sites
	Areas of Medieval settlements/moats		Public Rights of Way
	Listed Buildings		Approximate alignment of High Pressure Gas Pipe Easement Extent: 285m either side of pipeline
	Scheduled Monuments		

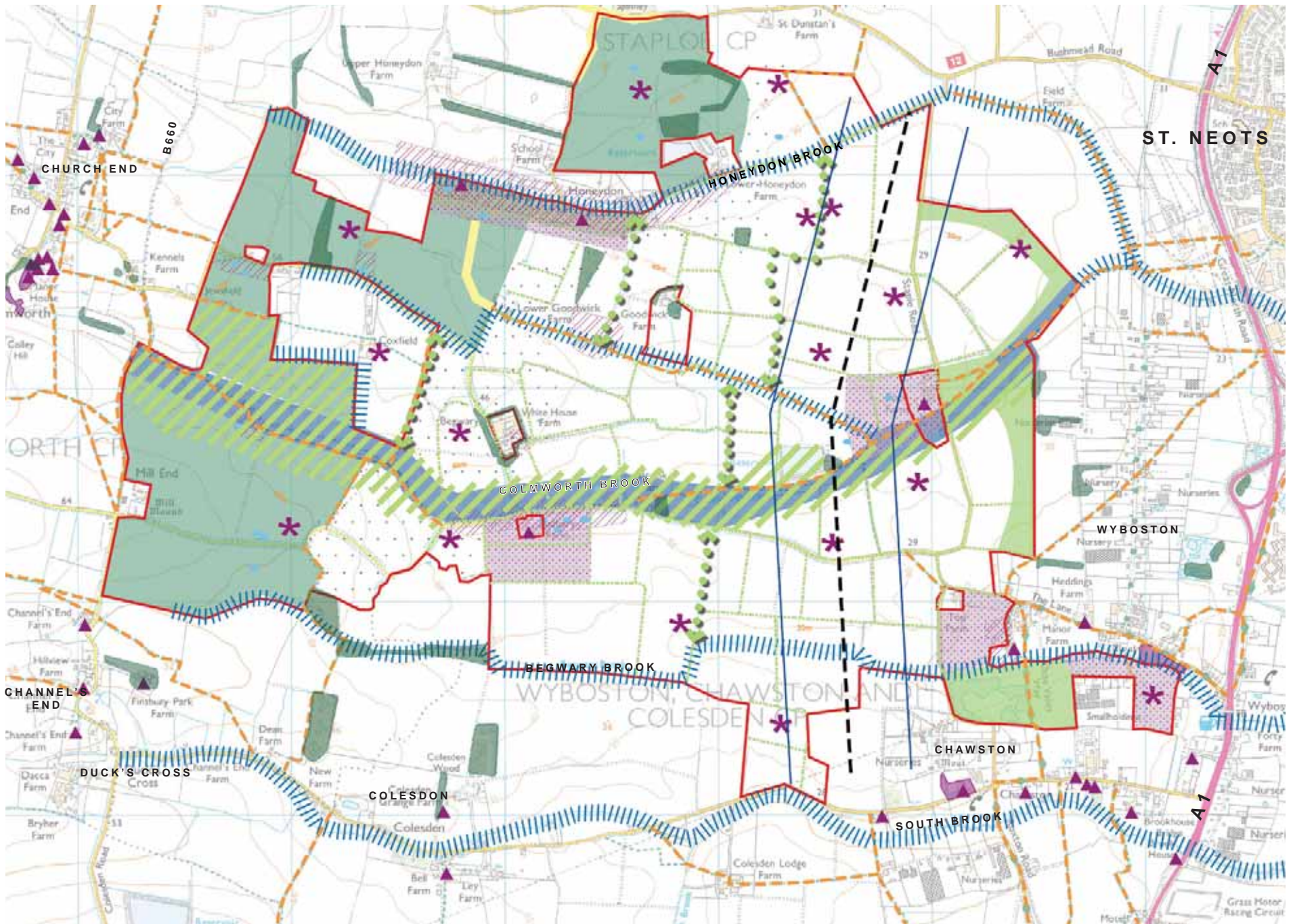


Figure 1.1: Opportunities and Influences Plan.



2.0

DEVELOPMENT PROPOSALS

2.1 Concept Masterplan

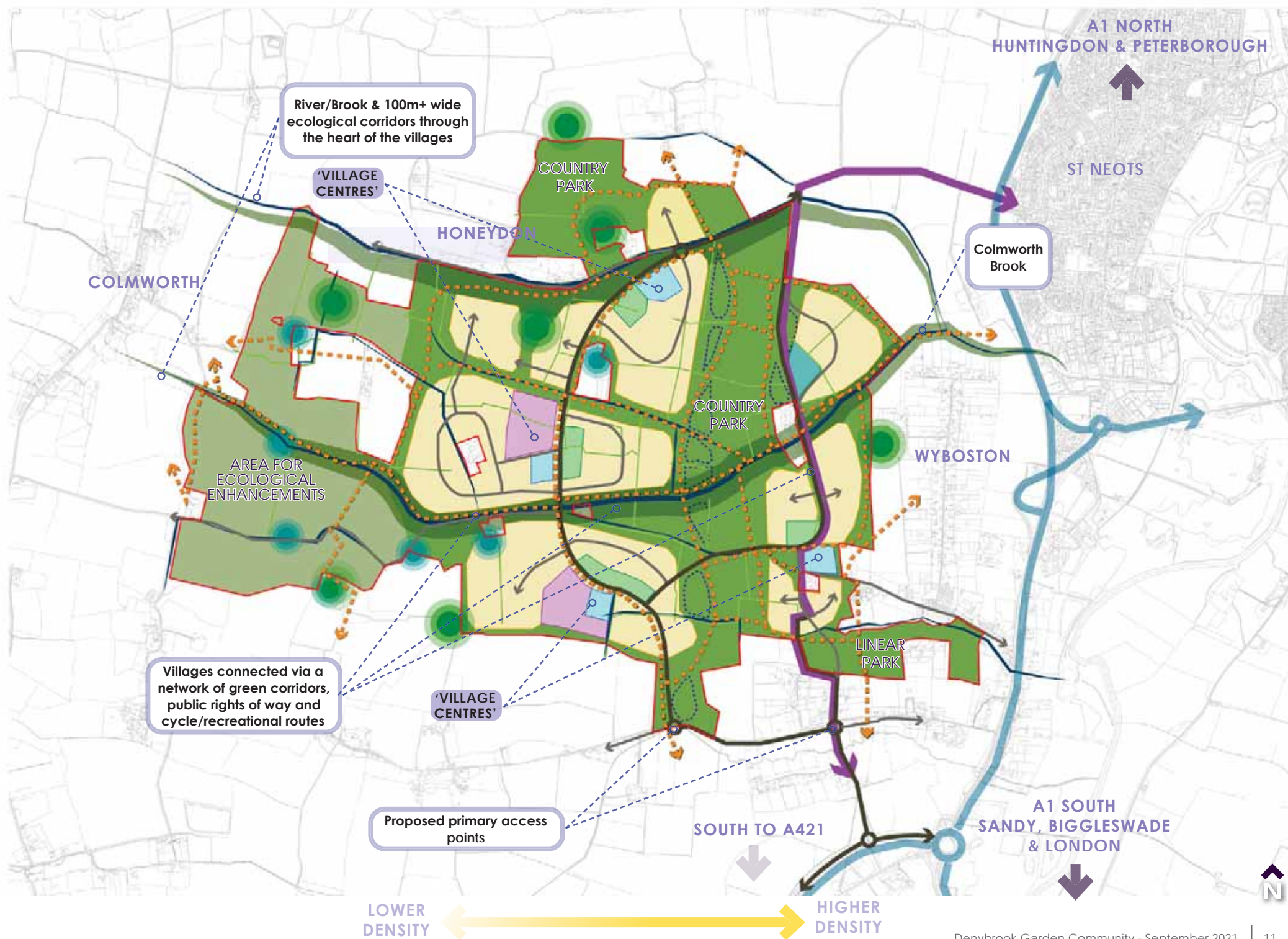
The design principles have shaped a strong and logical concept for the new settlement: a Garden Community formed by a series of interconnected and vibrant villages focussed on a green heart

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 Denybrook Garden Community & 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* - Linked villages
- *Movement* - Mobility hubs, sustainable travel, rights of way
- *Nature* - Retention of watercourses and existing vegetation
- *Public Spaces* - Green and blue Infrastructure, play, sport and inclusivity
- *Uses* - Education, health, retail, employment and recreation
- *Homes and Buildings* - Mix tenure, affordable, market and shared ownership housing, self-build
- *Resources* - Energy and Environment
- *Life span* - Sustainability

How each characteristic is applied in the vision for Denybrooks Garden Community is explained in the following text.

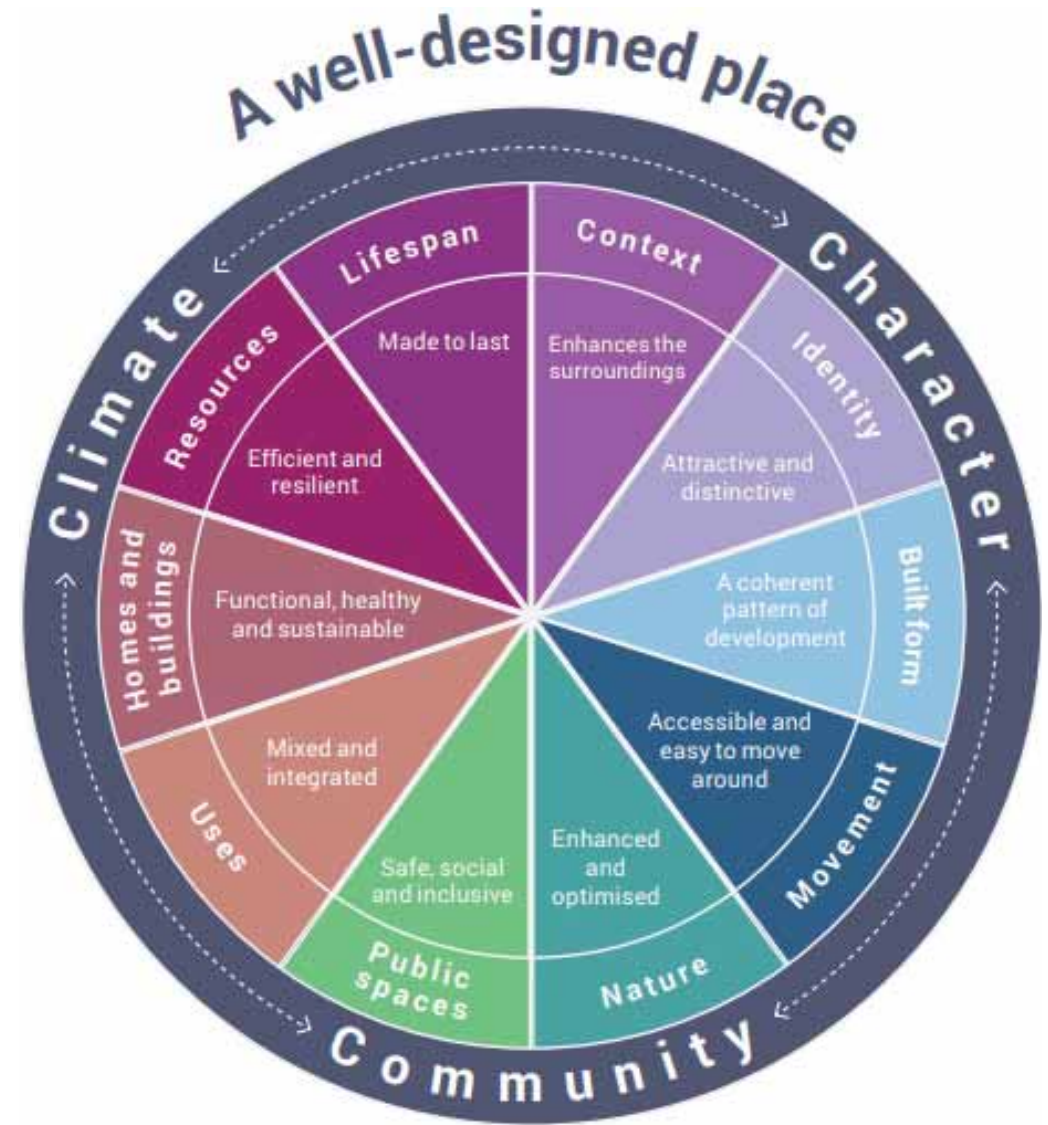


Figure 2.2: 10 Characteristics of a successful place

Context

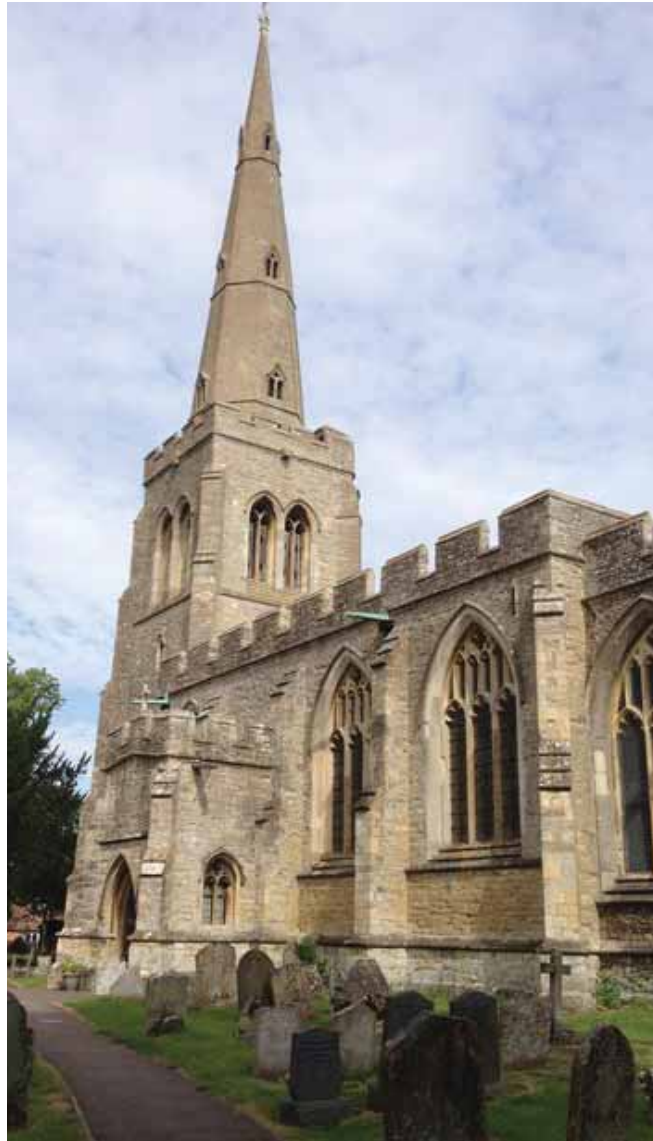
The proposals for Denybrook Garden Community reflect the local cultural heritage drawing upon the historical landscape and built form to develop a sensitive masterplan vision. Therefore, an appreciation of the existing network of water bodies, with their integration within the proposed built form as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

The great potential of the Denybrook Garden Community 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 Denybrook Garden Community responds positively to the objective set out within Bedford Borough's current Local Plan by providing a multifunctional environment for an inclusive community.

Surrounding Settlements

It is recognised that the Site abuts the existing settlements of Staploe, Honeydon, Begwary, Colmworth, Colesden, Chawston and Wybsoton. Our proposals include substantial green buffers to these settlements in order to protect and preserve their identity, character and avoid coalescence. The proximity of the Site to Eaton Socon and St Neots is also considered within the proposals.



Photograph 1: Key heritage assets - St. Deny's Church



Photograph 2: Historical landscape pattern.

Identity

Denybrook Garden Community - A diverse and dynamic new place.

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

Character Areas

- **Village 1 - Sudbury:** Sudbury is the most south westerly development area of Denybrook Garden Community. 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, whilst higher densities will be located around the village centre.
- **Village 2 - Heddings:** The Heddings village is located to the east and the large central area of open space. It will be defined by a mix of densities, which will gradually reduce from the higher density village centre through to the lower density edges.
- **Village 3 - 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 4 - Lower Staploe:** The Lower Staploe 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 - 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.

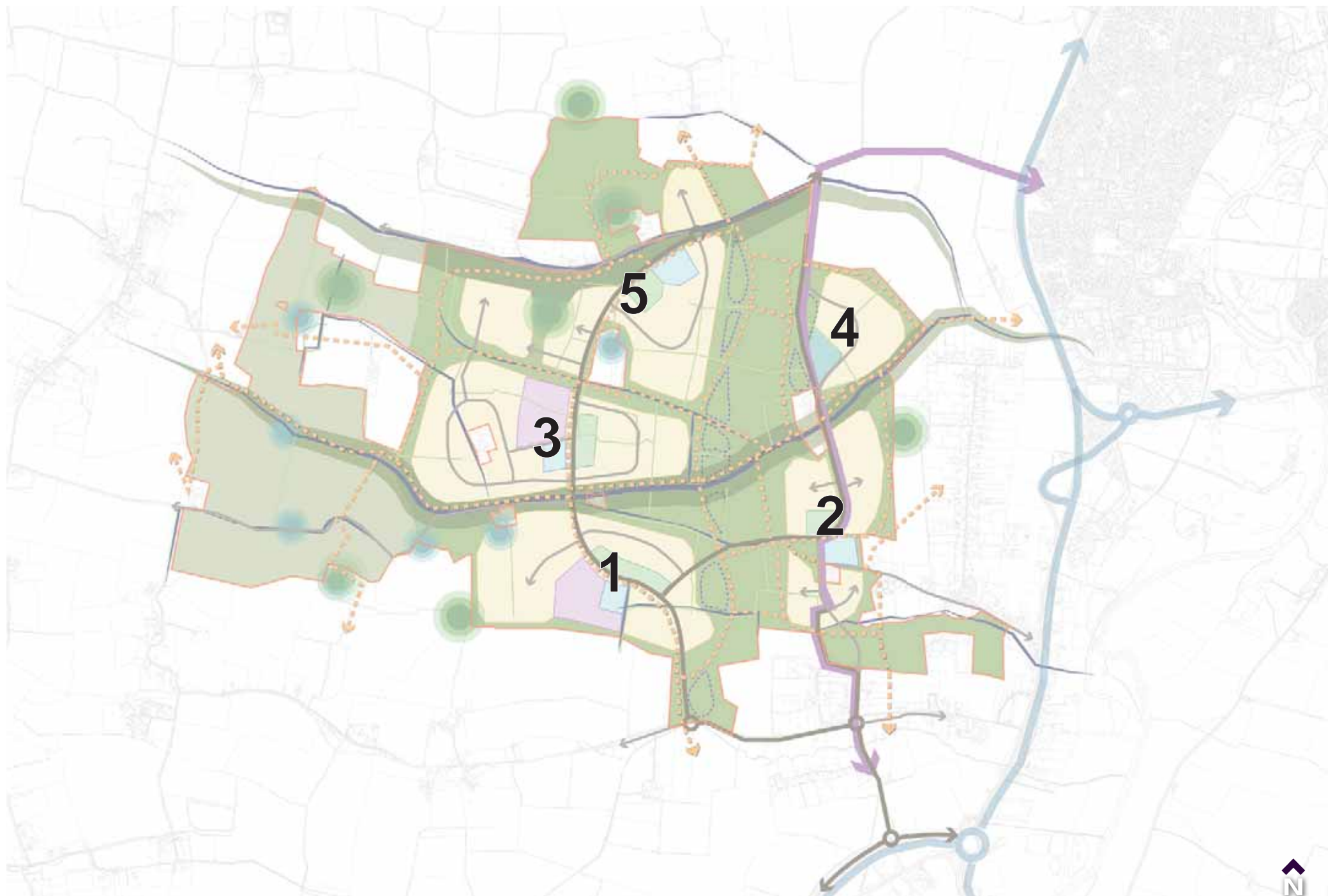


Figure 2.3: Denybrook Garden Community Village Plan.

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 Review to 2040. 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 decades 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 Bedford Borough Council.

Ecological Enhancement Phasing

The western part of the site is to remain undeveloped and used for ecological enhancements. There is the opportunity to deliver enhancements at all stages of the development 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.

Figure 2.4: Phasing Plans.

DELIVERY TO 2040



Phase 1

- **Aprx. 140.0ha of developable land** including highways infrastructure.
- **Up to 4,000 dwellings @ 35dph** (Aprx. 115.0ha)
- **Village 1 - Sudbury & Village 5 - Heddings, including a secondary school, two primary schools and the local centres associated with both villages. (Health, retail, employment and leisure opportunities)**
- 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 south providing the principal points of access into the development.

POST 2040 DELIVERY



Phase 2

- *Aprx. 124.0ha of developable land*, including highways infrastructure.
- *Aprx. 3,500 dwellings @ 35dph (Aprx. 100.0ha)*
- *Village 2 - Mill End and Village 4 - Lower Staploe including primary schools and a secondary school and the local centres associated with both villages. (Health, retail, employment and leisure opportunities)*
- 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. 84.0ha of developable land* including highways infrastructure.
- *Aprx. 2,500 dwellings @ 35dph (Aprx. 72.0ha)*
- *Village 3 - Coxfield, including a primary school and the local centre associated with this village. (Health, retail, employment and leisure opportunities)*
- 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.
- Secondary access to the north.

2.3 Landscape-led Masterplan

Denybrook Garden Community 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 Community, soften built form and improve biodiversity. Areas of wildflower grassland will help to mitigate impacts on farmland birds.

Blue Infrastructure

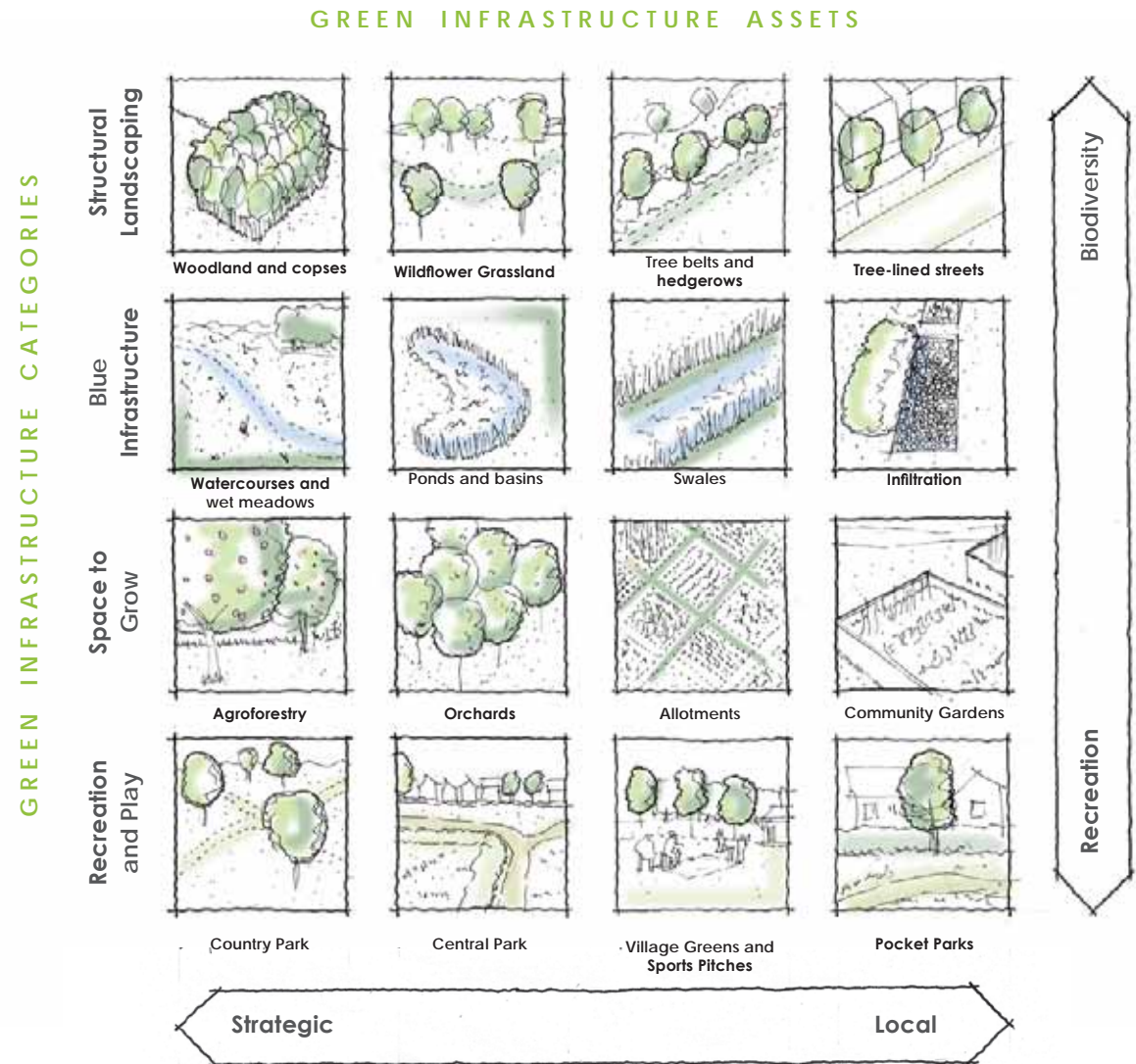
Existing watercourses, such as Colmworth Brook, will be retained and enhanced to maximise their ecological potential. A range of SuDS features will manage flood risk, whilst maximising their landscape and biodiversity potential.

Space to Grow

A range of open spaces within the Garden Community 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

Denybrook 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.



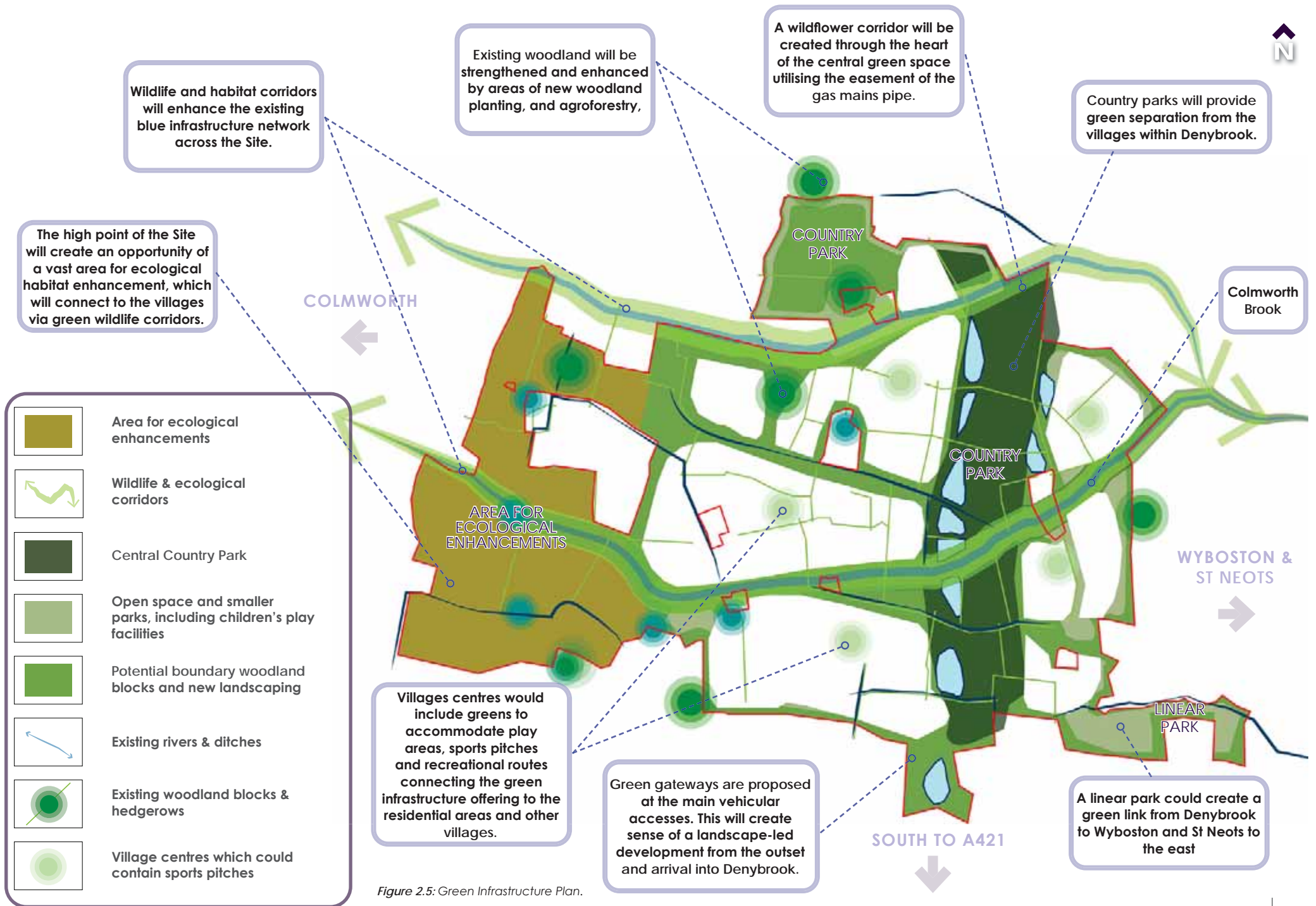


Figure 2.5: Green Infrastructure Plan.

Landscape-led Masterplan:

Plentiful Open Space



“A Green Heart”

Multi-functional open space located at the heart of Denybrook Garden Community.



“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 Denybrook Garden Community.



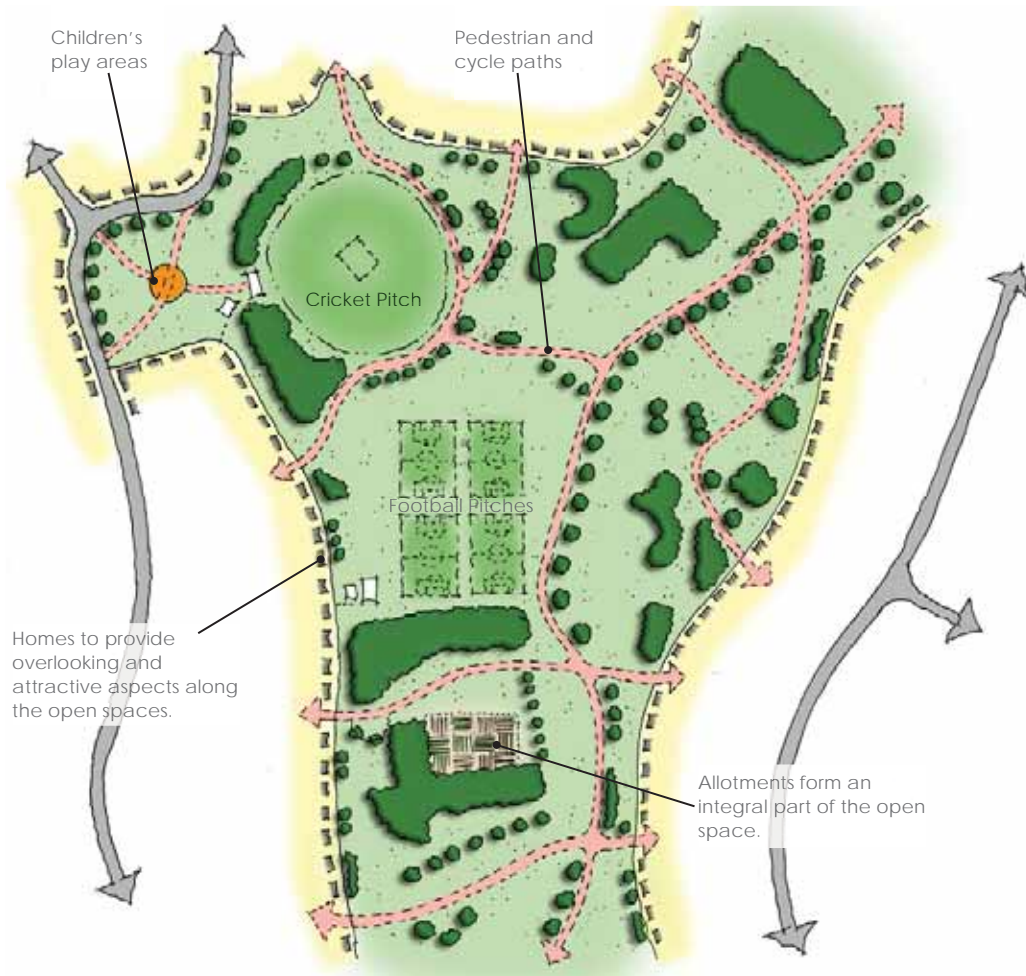
“A Green Heart”

One of the defining features of nearby Bedford and St Neots is how multi-functional green space runs through the heart of the settlements. Denybroke Garden Community 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 Denybrook’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 exciting aspects of Denybrook 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 Denybrook, allotments, orchards and community gardens will provide further opportunities for residents to grow and harvest local produce.





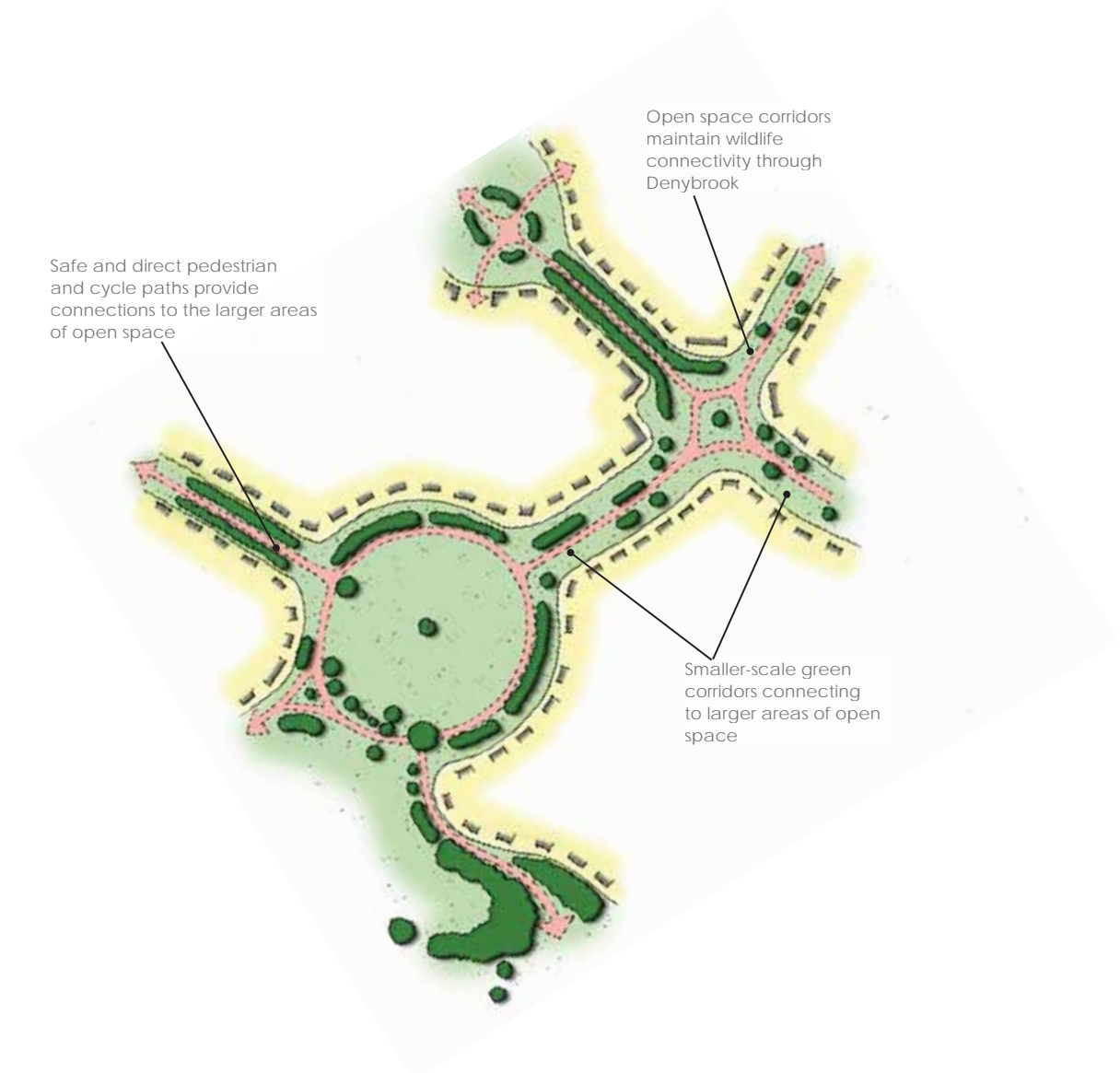
“Accessible Green Space”

The design of Denybrook 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 Denybrook 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 Denybrook’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 wildlife populations.





“Valuing Existing Landscape”

Denybrook 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 St Deny's 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 Homes & Buildings

A range of homes to meet local community needs

Denybrook 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 well-being 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.

Sustainable Building Technologies

It is anticipated that the new homes at Denybrook Garden Community will be built to the Future Homes Standard. The Future Homes Standard will shortly see changes to Part L (conservation of fuel and power) and F (ventilation) of the Building Regulations to improve the energy efficiency of new homes so that by 2025 all new homes will produce 75-80% less carbon emissions than homes delivered under current regulations.

It is anticipated that new technologies will continue to become available throughout the lifetime of the new settlement. Taylor Wimpey are continuing to regularly review the optimal way to meet the Future Homes Standards, but at this stage it is likely that the Energy Strategy for Denybrook would include air source heat pumps as part of district heating system. The opportunities to include ground source heat pumps and mass solar will be considered further going forwards.

It is considered that there may also be scope to utilise solar PV panels on the new homes and the non-residential buildings to supplement the water heating system of the air source heat pumps. Again, this is subject to regular review as Taylor Wimpey continue to research the best way to utilise new and emerging sustainable technologies. Electric vehicle charging points will be provided to each dwelling wherever it is practicable to do so.



2.5 Community Uses

Village Centres will create community hubs promoting easy access to education, health, leisure and recreation, retail and work opportunities

The vision for Denybrook is to be self sufficient and supported by a vibrant mix of community facilities, such as shops, schools, workplaces, health facilities, parks, play spaces, cafés and other meeting places, creating hub and destination responding to local community needs.

Village Community

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 Denybrook'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 Denybrook. Homes will be located above shops and other community uses to ensure centres remain lively into the evening with a true mix of uses.

Employment

Given Denybrook'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. A strategic employment area as part of Denybrook Garden Community would have direct access to the strategically important new and improved infrastructure corridors to the south.



2.6 Space to Play

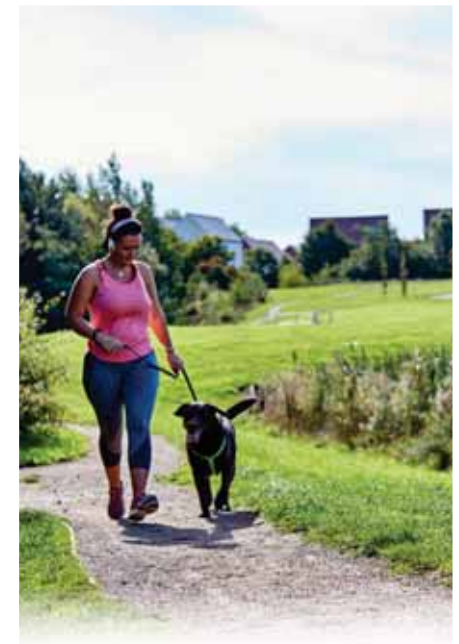
A wide range of recreational activities for all ages

Denybrook'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.

Denybrook'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.

Denybrook 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

Denybrook 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. Denybrook'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 Denybrook Garden Community 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 Denybrook will mimic traditional architectural detailing. Rather, it will reflect traditional characteristics in a contemporary manner recognising that it is a 21st Century settlement.

Denybrook'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.



The Benefits Summarised

Environment

Protection of the site's environmental assets is a critical aspect of the proposals. Existing watercourses and hedgerows will be retained and enhanced to create new wildlife habitats and provide an overall biodiversity gain. We recognise that Bedford Borough Council has declared a climate emergency, Taylor Wimpey have an environmental strategy which focuses on climate change, nature, resources and waste and we will be investigating the most effective means to future proof and advance towards carbon neutrality on this development.

Village Centres

These will provide a range of facilities, including retail and community facilities alongside health and education provision. These will be provided at an early stage of each village.

Education

New primary schools will be provided within each proposed village. In addition to two new secondary schools, potentially conjoined with primary schools to provide an 'all through' education campus.

Sustainable Travel

The proposals for Denybrook are based on the '15 minute neighbourhood' principles where the majority of day to day needs and trips can be self-contained within the development. A number of mobility hubs would be provided to widen travel choice, offering demand responsive transport, car clubs, rapid EV charging points together with information on cycle and pedestrian routes and public transport services.

Rail

The East-West Rail proposals include a new station at its intersection with the East Coast Mainline that would enable access to the wider rail network including journeys into London King's Cross. We intend to work with the East-West Rail Consortium to explore opportunities to include a public transport and a 'cycle super highway' along the corridor between the development and the new station.



Community

Denybrook would be a self-sufficient community in terms of infrastructure, amenities and identity. Substantial landscaped buffers will be provided to protect the character of the existing settlements and avoid coalescence. Non-vehicular connections would be provided to provide the opportunity for shared usage of the proposed parklands and green spaces, walking and cycling routes, amenities and services.

Homes

In the region of 10,000 new homes are proposed and will include a range of housing types and tenures to meet the needs of the borough, from first time buyers to family homes, down-sizers, self-builders, accommodation for the elderly or with restricted mobility and those requiring supported living. The scheme will also provide various forms of affordable housing, including affordable rent and intermediate tenures such as shared ownership.

Health

Provision for a range of health services will be included within the proposals either as individual GP, dental and complimentary services within the villages or as a single 'super surgery'.

Access

For those journeys to and from the development, a principal point of access to the south towards the A1/A421 is envisaged with a secondary point access to the north.

Employment

In addition to business space within the local centres, Denybrook Garden Community provides an opportunity to deliver a new technology park catering for the growing research and development, high technology and science based sectors with easy access to East-West Rail.

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 deliver 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 junctions with the A1 at The Lane and Chawston Road will be closed to all traffic movements.

To provide access to the existing Wyboston community to the west of the A1, a new section of local road is to be provided 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 provided on Roxton Road to form a junction with the new local road infrastructure.

The local road infrastructure proposals are shown opposite.

Vehicle Access

The proposed infrastructure will facilitate vehicle connections to the improved 'Black Cat' junction via the new Roxton Road roundabout and Barford Road enabling access to the local strategic highway network.

The Roxton Road corridor will be upgraded to provide a 7.3m 'Principal' route standards highway to serve the development. To the north of Chawston Lane, where the existing carriageway has a left-hand bend at the access to the existing fishing lakes, the proposed access will extend northwards, forming a 'causeway' type entrance to the development, before re-joining the existing alignment of Roxton Road, to the south of the Roxton Road / The Lane junction. The proposed highway improvements are shown indicatively in **Figure 2.6 (TPA/2002-007/SK13)**.

In addition, Colesden Road will be upgraded to provide for a secondary, southern exit from the development. This corridor will be circa 6.25m in width, complimented by a shared use footway / cycle track on the northern side to provide access to public Footpaths No. A11 and A10, part of the local Public Right of Way (PRoW) network. A priority (T-junction) is proposed. The proposed access arrangements and improvements to Colesden Road are shown indicatively in **Figure 2.7 (TPA/2002-007/SK14)**.

Routes to the north will be accommodated along Staploe Road and Bushmead Road, with linear improvements proposed along these routes as the development progresses. Bushmead Road currently comprises of a circa 7.2m wide carriageway that will be improved through the future phases of the development beyond the period covered by the emerging Local Plan; 2040. The improvements proposed along Bushmead Road are shown indicatively in **Figure 2.8 (TPA/2002-007/SK17)**.

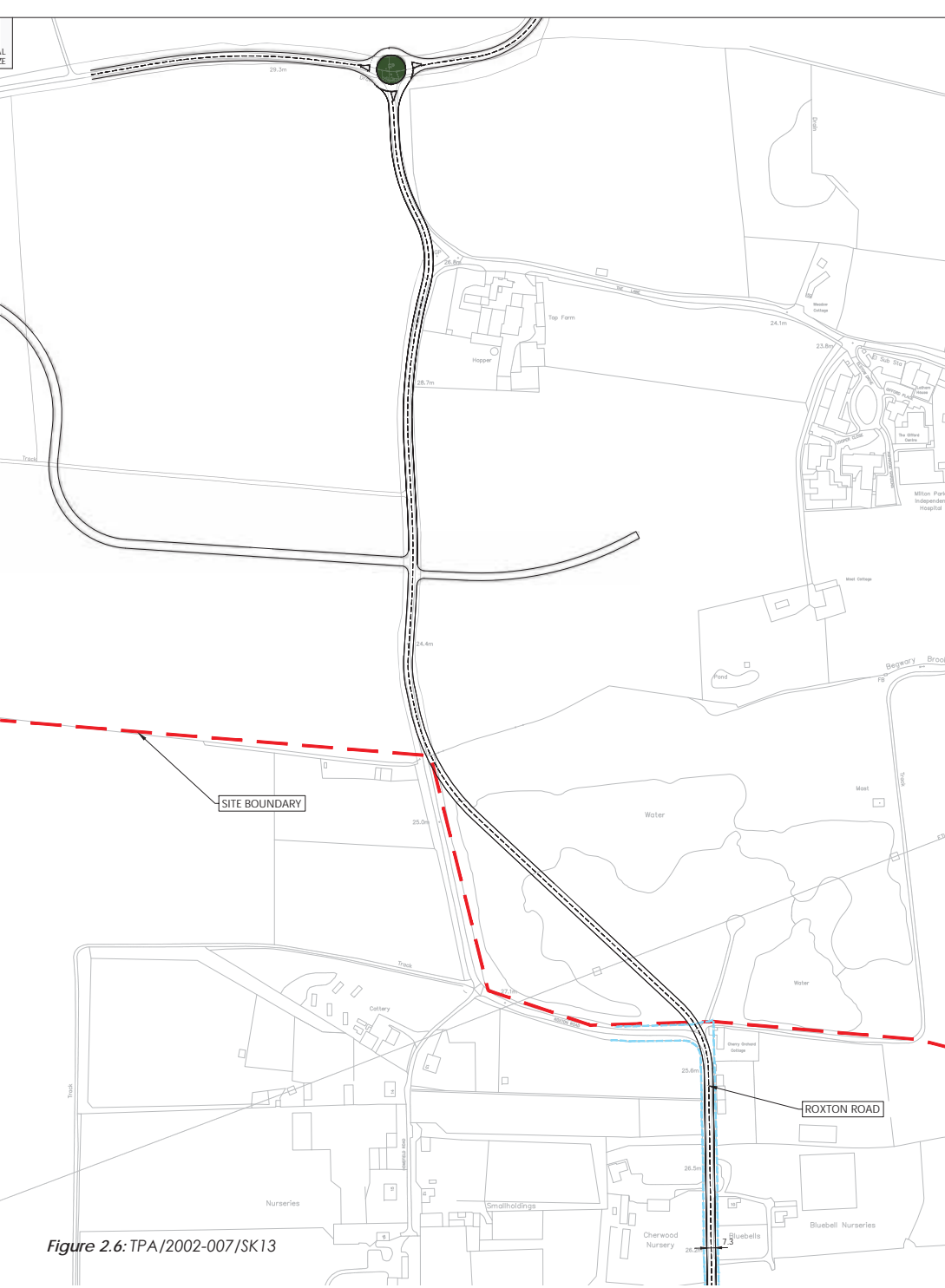
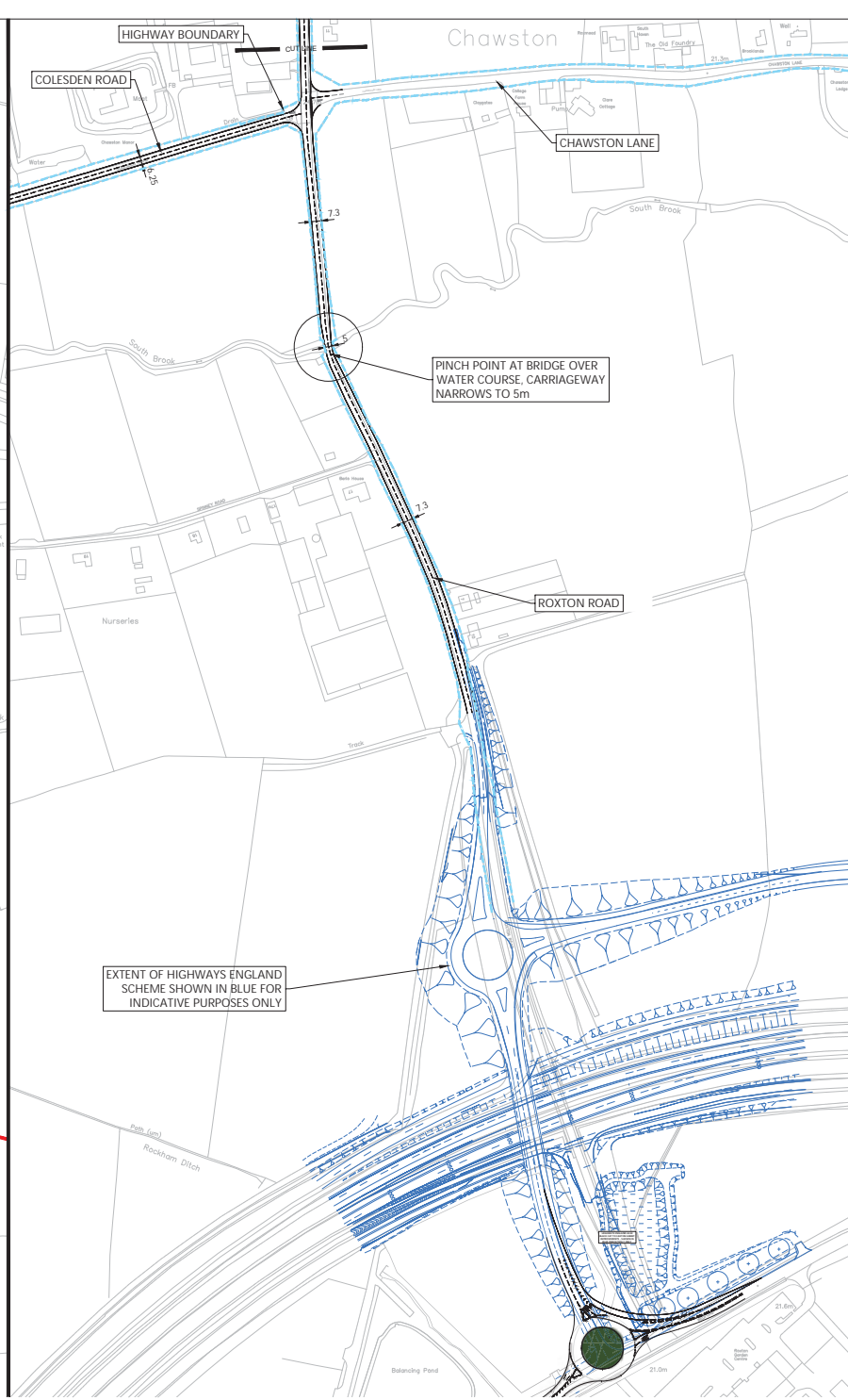


Figure 2.6: TPA/2002-007/SK13



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- NOTES
1. Indicative un-surveyed existing road markings.
 2. Subject to confirmation of Highway Boundary.
 3. Subject to topographical survey.
 4. Dimensions shown are in metres unless otherwise stated.

0	10	20	30	40	50	60	70	80	90	100
0m	10m	20m	30m	40m	50m	60m	70m	80m	90m	100m

tpa
Transport Planning Associates

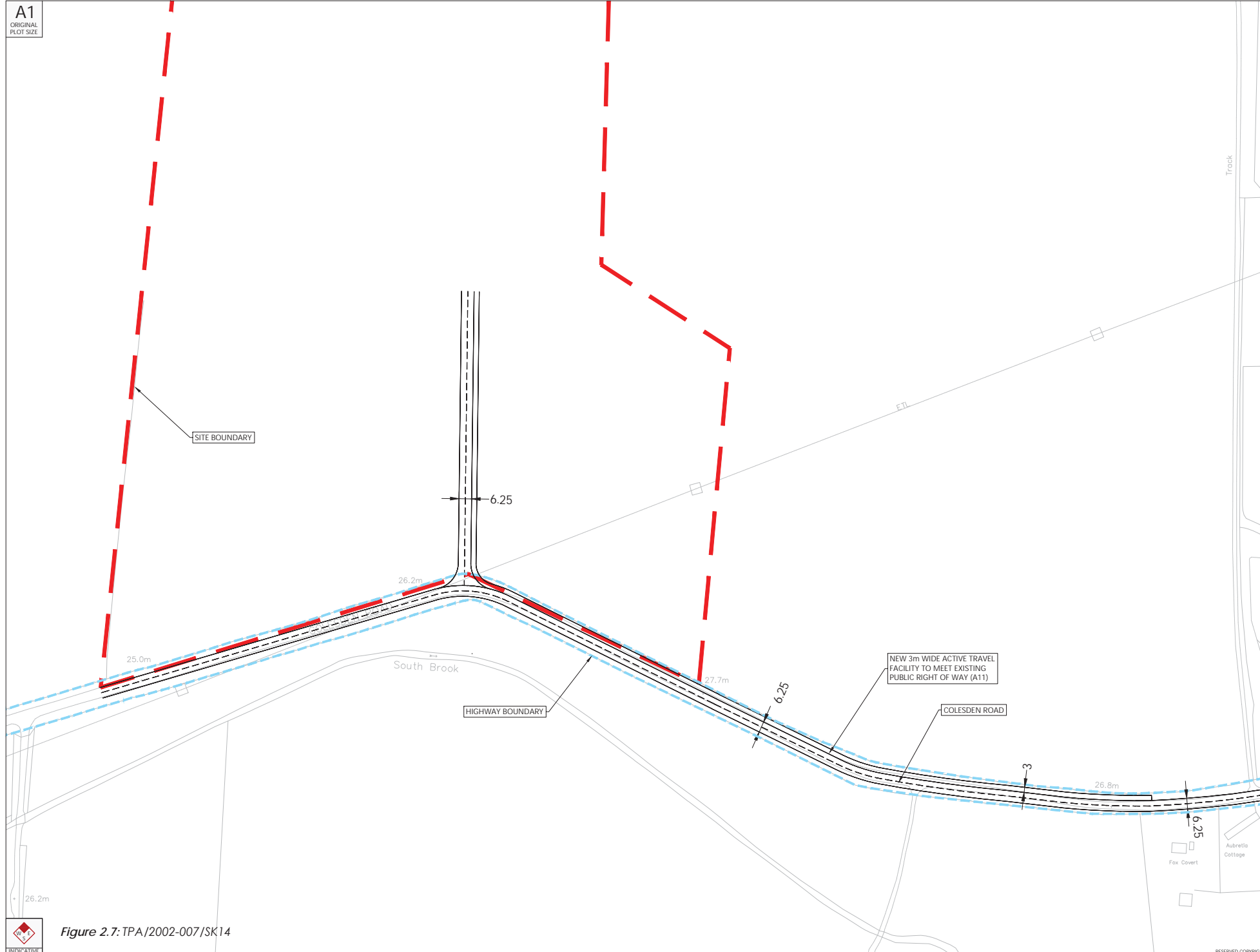
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TAYLOR WIMPEY

PROJECT:
**LAND NORTH OF A421
WYBOSTON**

TITLE:
**PROPOSED IMPROVEMENTS
TO COLEDSEN ROAD /
ROXTON ROAD**

STATUS:
FEASIBILITY



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 Walkley Garden City

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CLIENT: TAYLOR WIMPEY

PROJECT: LAND NORTH OF A421 WYBOSTON

TITLE: PROPOSED PRIORITY JUNCTION SITE ACCESS COLESDEN ROAD

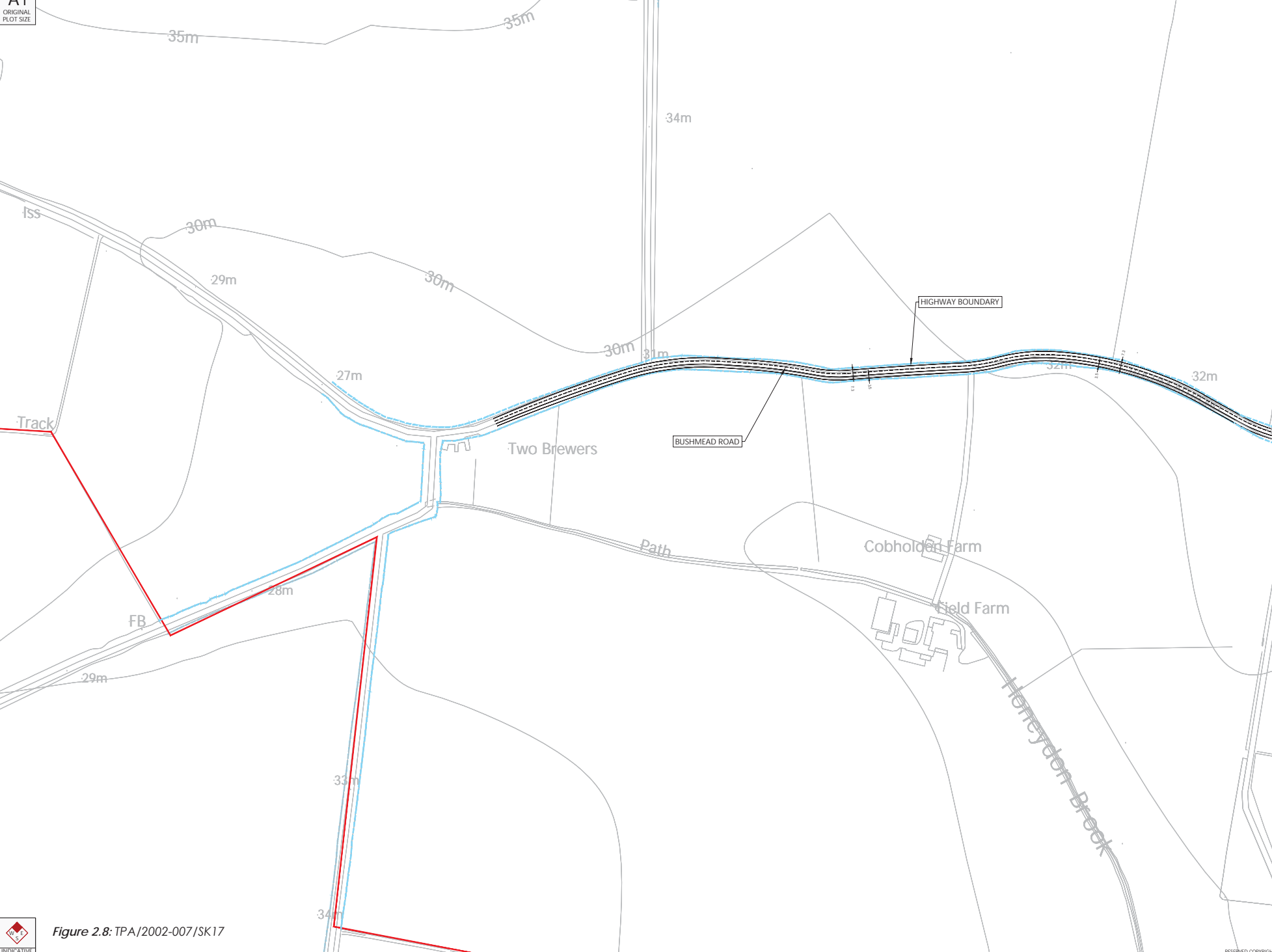
STATUS: FEASIBILITY

SCALE	DATE	DRAWN	CHECKED	APPROVED
1:1000	18.08.21	RC	RC	JC
JOB NO.	DRAWING NO.	REVISION		
2002-007	SK14	-		

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Figure 2.7: TPA/2002-007/SK14



Scale	1:2000
Date	18.08.21
Drawn	RC
Checked	RC
Approved	JC
Job No	2002-007
Drawing No	SK17
Revision	-

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CLIENT: TAYLOR WIMPEY

PROJECT: LAND NORTH OF A421 WYBOSTON

TITLE: PROPOSED IMPROVEMENTS TO BUSHMEAD ROAD

STATUS: FEASIBILITY

SCALE	DATE	DRAWN	CHECKED	APPROVED
1:2000	18.08.21	RC	RC	JC
JOB NO	DRAWING NO	REVISION		
2002-007	SK17	-		



Figure 2.8: TPA/2002-007/SK17

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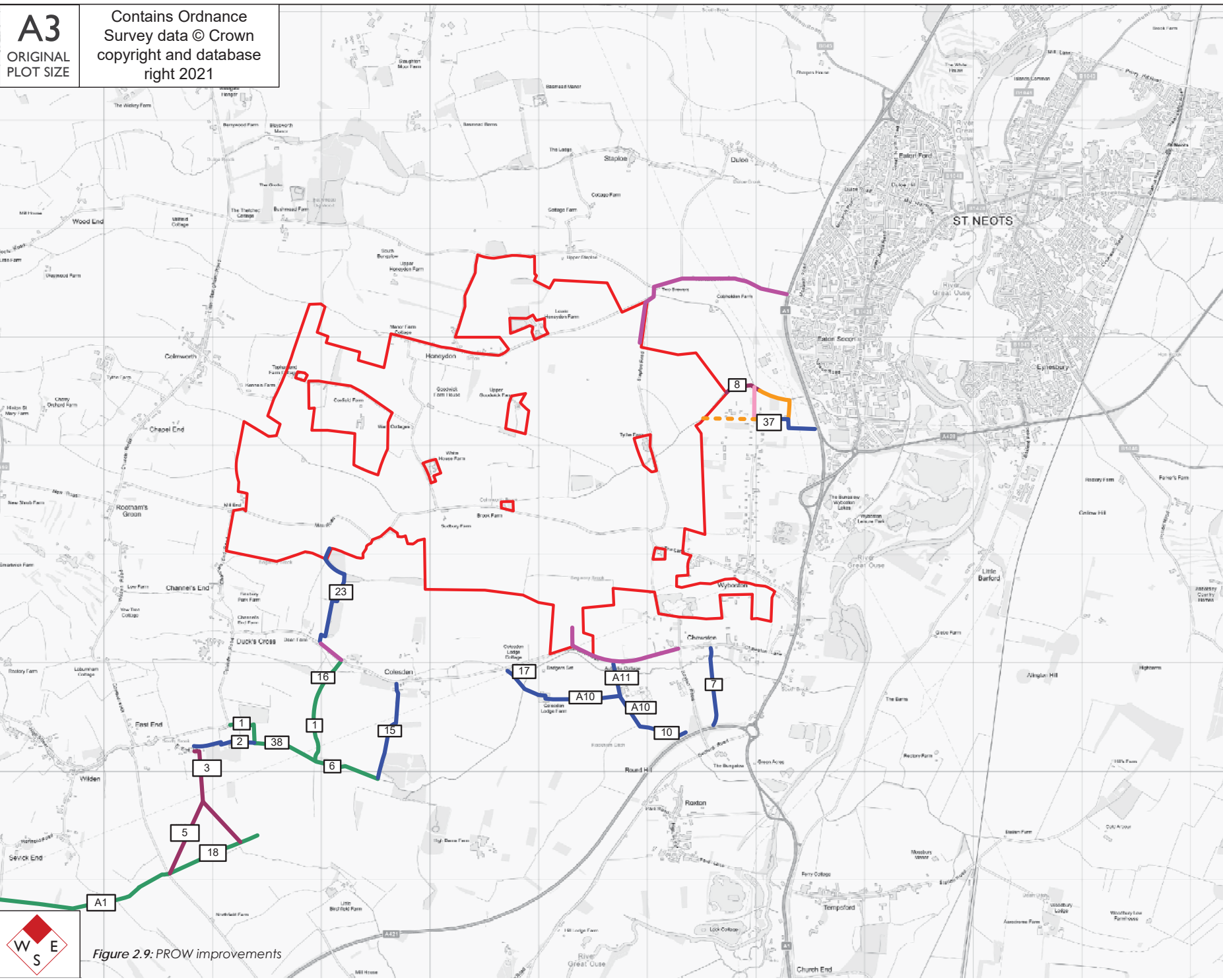
Accessibility

Denybrook Garden Community has a unique opportunity to link with the emerging transport proposals being developed as part of East West Rail. The corridor for the railway line runs in close proximity to the site 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 existing settlements such as 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 new 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.



Key

- Indicative site boundary
- Existing footpaths
- Existing brideways
- Upgrade of footpaths to brideways
- New brideway provision
- New footway / cycleway provision
- Potential alternative brideway route

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 Welwyn Garden City



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Proposed Denybrook Garden Community

Proposed Public Rights of Way and pedestrian / cycleway improvements

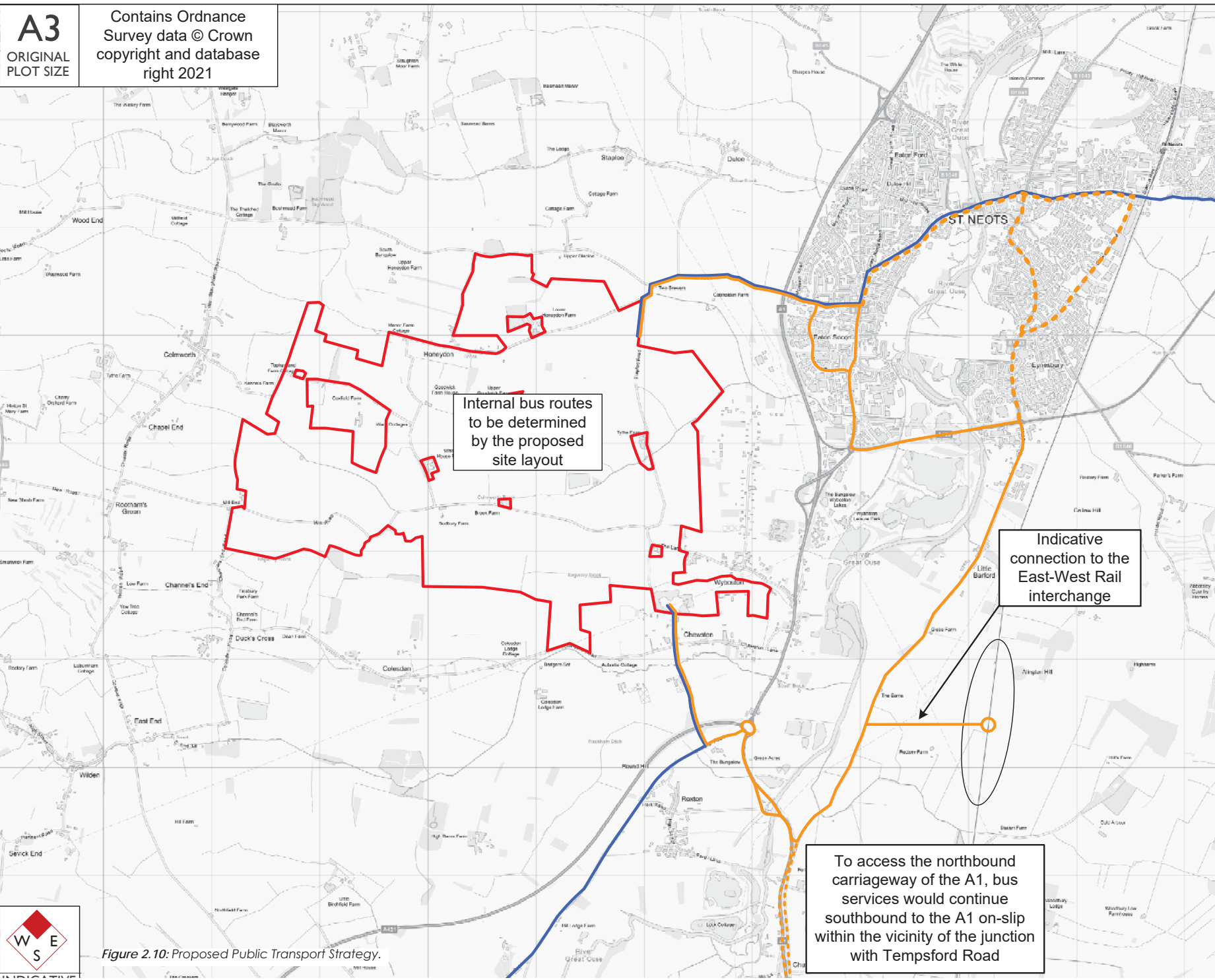
STATUS:
INFORMATION

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NTS	LM	TH	JC

JOB NO:	FIGURE NO:	DATE:
2002-007	1	SEPT '21



Figure 2.9: PROW improvements



Key

- Indicative site boundary
- Diversion of existing bus route 905
- New service
- Potential new service alternative routes
- Indicative location of the East-West Rail interchange

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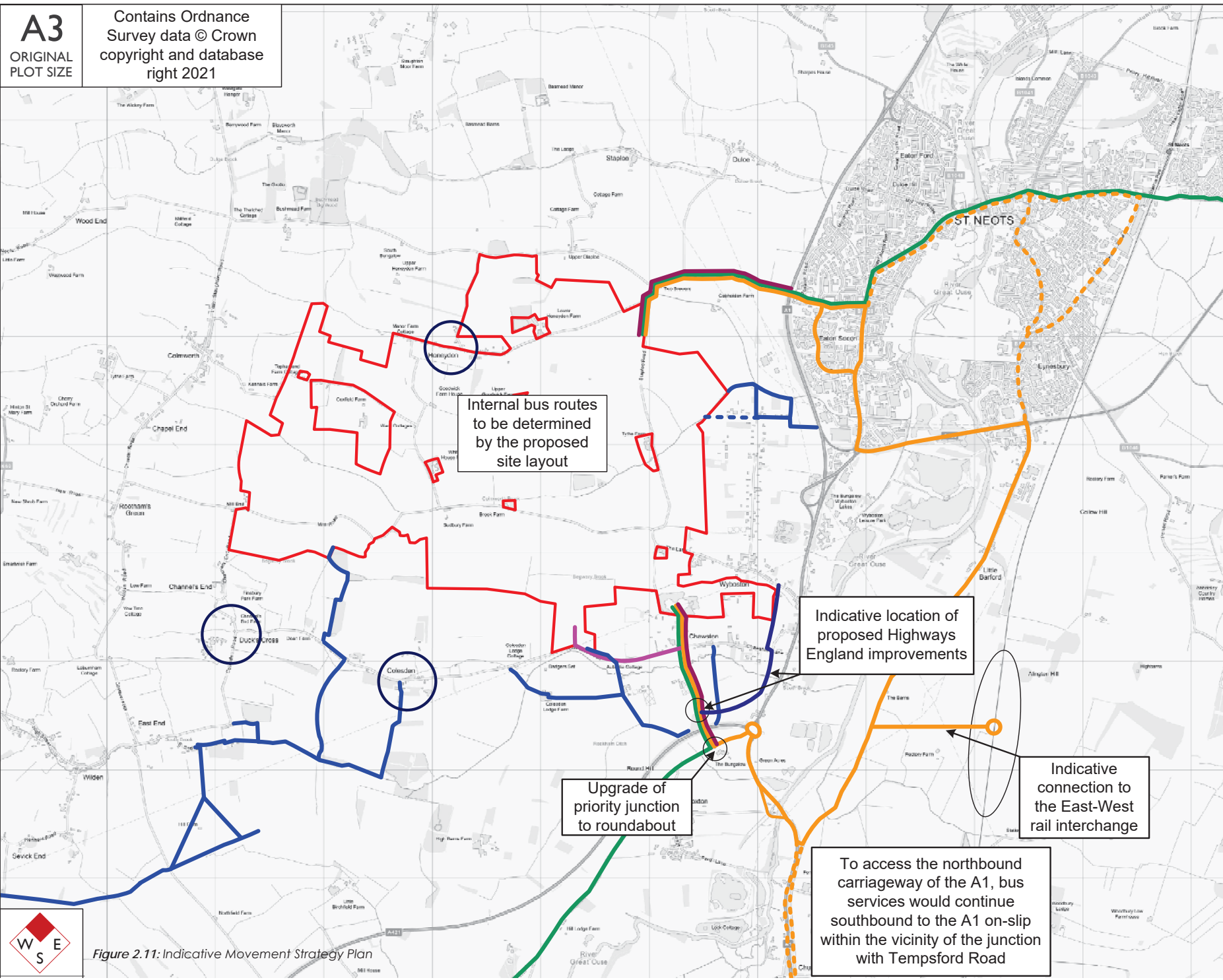
Indicative public transport strategy

STATUS: INFORMATION

SCALE:	PREPARED BY:	CHECKED BY:	APPROVED BY:
NTS	LM	TH	JC
JOB NO:	FIGURE NO:	DATE:	
2002-007	2	SEPT '21	

Figure 2.10: Proposed Public Transport Strategy.





- Key**
- Indicative site boundary
 - Enhanced Public Right of Way network
 - Diversion of existing bus service route 905
 - New bus route
 - Indicative East-West Railway interchange
 - Existing carriageway to be widened to 7.3m in width – corridor to include proposed footway / cycleway facility
 - Existing carriageway to be widened to 6.2m in width – corridor to include proposed footway / cycleway facility
 - Localised village enhancements

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Proposed Denybrook Garden
Community

Indicative movement strategy
context plan

STATUS:
INFORMATION

SCALE:	PREPARED BY:	CHECKED BY:	APPROVED BY:
NTS	LM	TH	JC

JOB NO:	FIGURE NO:	DATE:
2002-007	3	SEPT '21



Figure 2.11: Indicative Movement Strategy Plan

3.0

PLANNING CONTEXT

3.1 Growth Arc

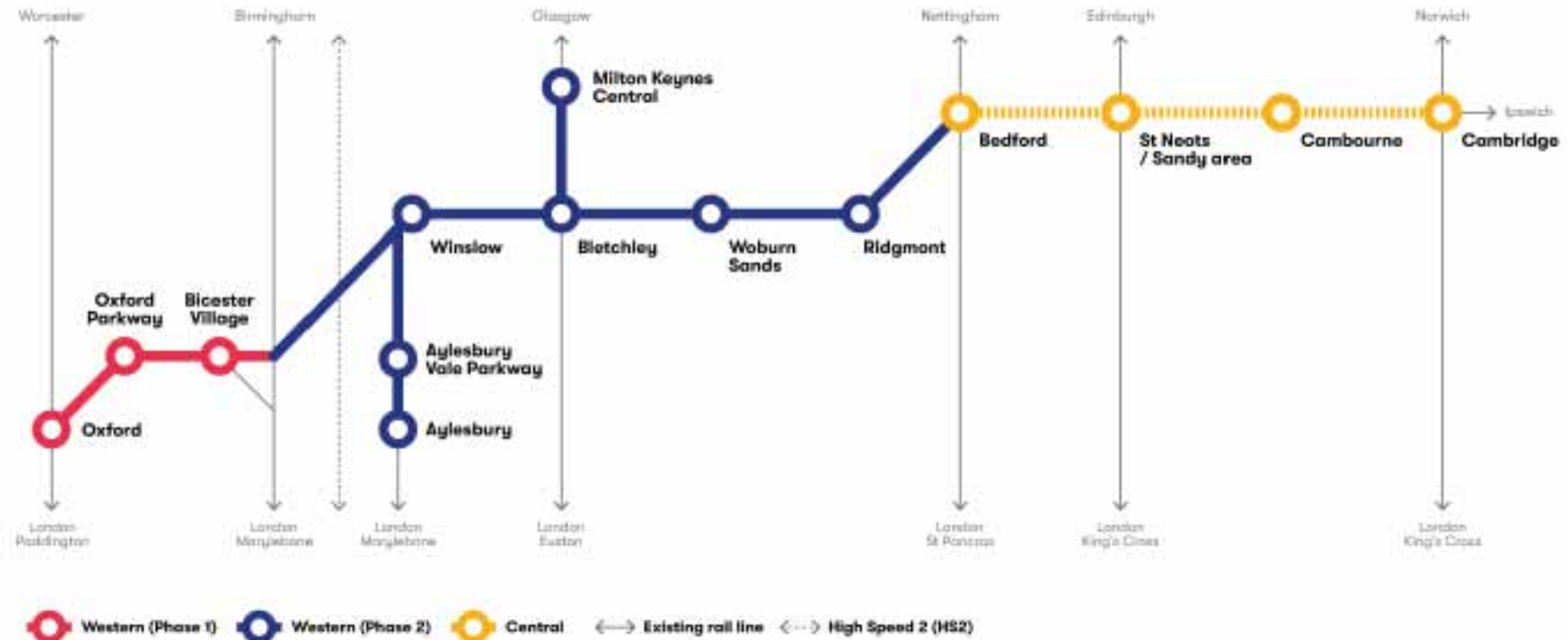


Figure 3.1: Alignment of the East-West Rail (EWR) Route, including strategic connections.

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 Denybrook Garden Community, with proximity also to the proposed St Neots/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.

Denybrook Garden Community 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 Denybrook Garden Community, 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 Denybrook Garden Community.



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.

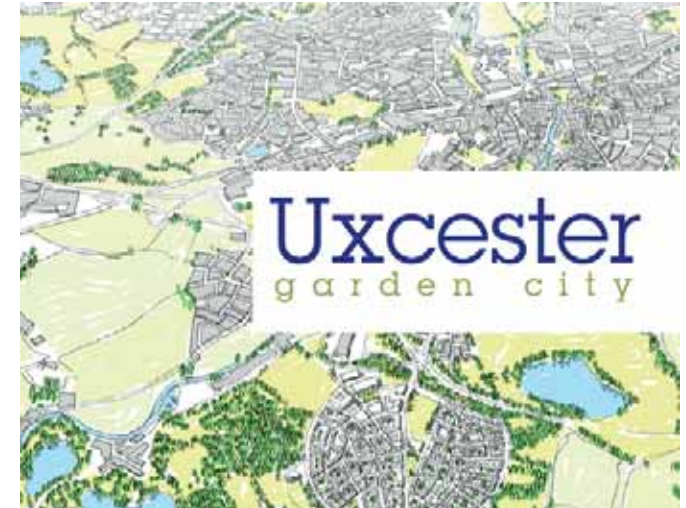
Land at Wyboston was one of four areas considered for a new garden village through the preparation of the now adopted Local Plan 2030. Previously, the site has been promoted to deliver 4,000 homes. The current

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 Denybrook Garden Community 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.

