

DEVELOPMENT BRIEF

# Barton-Le-Clay

Bedfordshire



July 2021

Taylor Wimpey UK Ltd &  
Chamberlain Holdings

**Turley**

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#### Contact

Donna Palmer  
Associate Director  
donna.palmer@turley.co.uk

#### Turley

20 Tudor Rd  
Reading  
RG1 1NH

#### Telephone

0118 902 2833

#### Date of issue

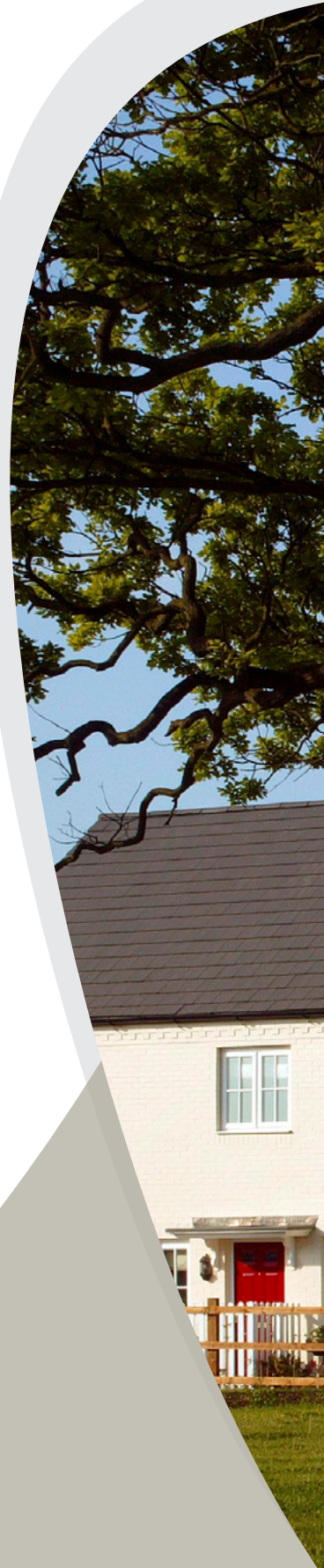
July 2021

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“Delivery of a new community integrated with Barton-Le-Clay and meeting the need for new homes.”





# 01

# Introduction





This document is a Development Brief for the land east of Barton-le-Clay which is allocated under site reference HAS05 of Policy HA1 of the adopted Local Plan 2015-2035 (July 2021). The site is allocated for an approximate capacity of 498 dwellings across 27.8ha, to be built at an approximate density of 30dph, to provide a 2.1ha site for a new primary/lower school.

In accordance with Policy HQ9, where development exceeds 300 dwellings, where there are complex design or amenity issues, or where the site is sensitive, a Development Brief must be prepared by the developer and endorsed by the Council prior to the determination of a Full or Outline planning application.

The Development Brief draws together the constraints and opportunities presented by the development together with the national and local planning policy context. The Brief provides a framework and guiding principles to inform the determination of a future outline planning application for the development and the preparation of the subsequent Reserved Matters. The Brief has been informed by the evidence base prepared by, and for, the LPA in support of the Local Plan and the technical evidence base prepared by the consultant team appointed by Taylor Wimpey UK Ltd & Chamberlain Holdings and consultation feedback received.

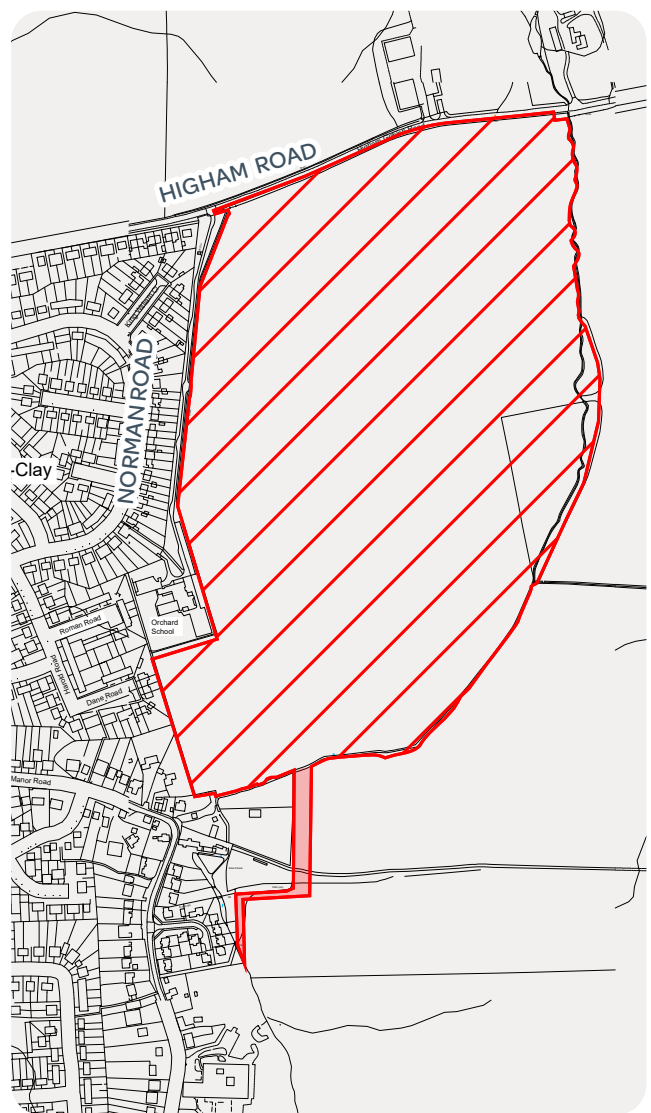


Figure 1.1: Site Location Plan

Key

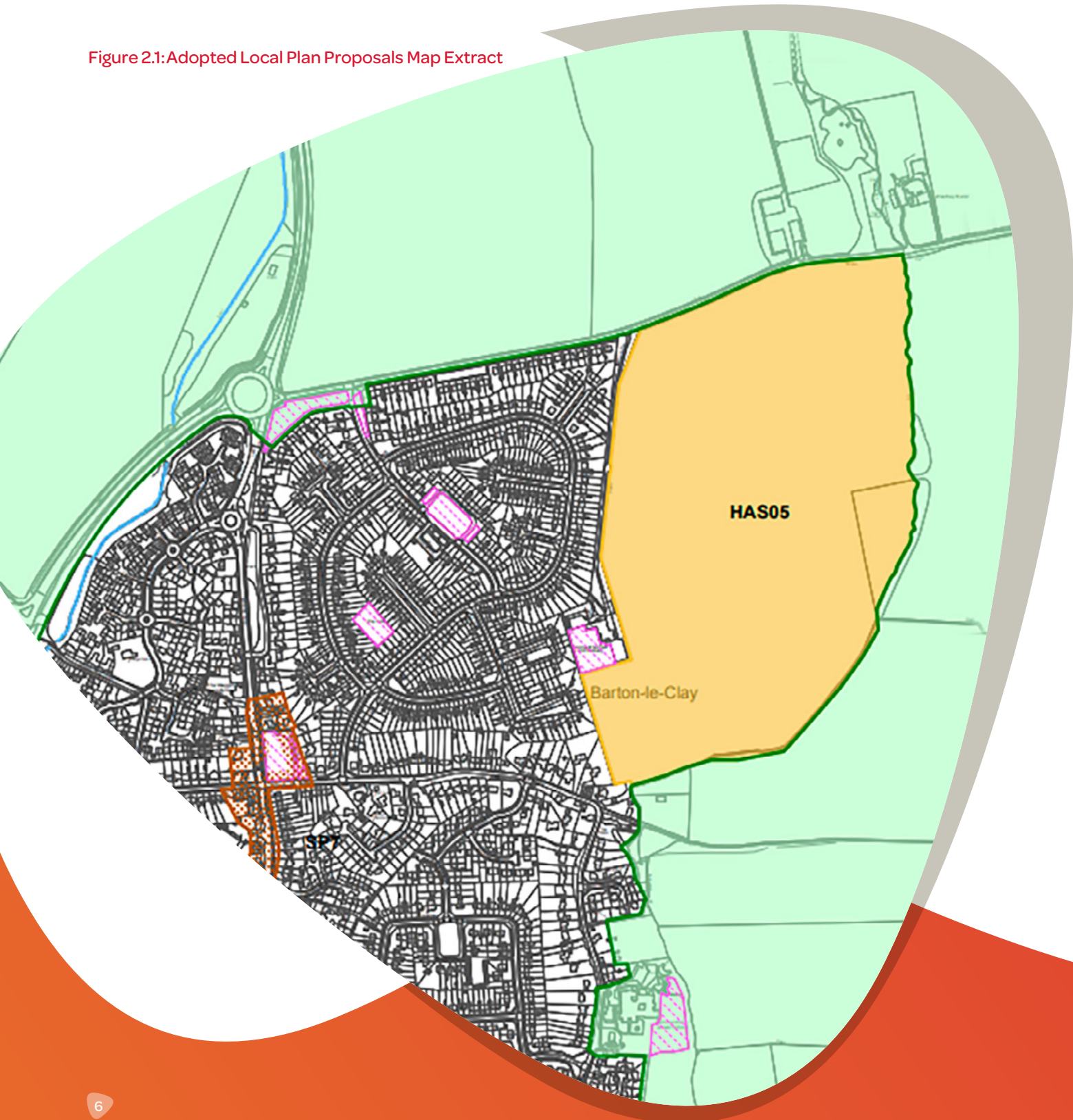
 Allocation site area

 Application site boundary



# 02 Policy Context

Figure 2.1: Adopted Local Plan Proposals Map Extract





## Adopted Local Plan (July 2021)

The Local Plan was adopted in July 2021 following the Local Plan sets an overall housing target of 39,350 dwellings, including 27,696 homes that are already planned for or built and a proportion of 'unmet housing need' from Luton. The Council have released some areas of Green Belt, to help meet this housing target.

The Local Plan allocates the site. Policy HA1 sets out the policy requirements for each of the Small and Medium Allocations. 'Land east of Barton Le Clay' (reference HAS05) is identified as being appropriate for approximate density of 30 dwellings per hectare with an approximate capacity of 498 dwellings. The allocation site has now been released from the Green Belt.

The Policy set out the following requirements in relation to the proposals:

- *"Provision of a Development Brief in accordance with HQ9.*
- *A site-specific FRA.*
- *A site should be provided to allow the delivery of a new 2FE lower/primary school with appropriate contributions.*
- *Provide appropriate mitigation/compensation, to ensure potential indirect impacts, such as increased visitor pressure on the nearby Barton Hills NNR/SSSI are avoided or if this is not possible, mitigated.*
- *Provide appropriate landscape mitigation, in terms of scale and character to protect the setting to and views from Chiltern's AONB. An LVIA will be required to inform the Development Brief.*
- *Must be integrated with a treed landscape setting to conserve landscape character and views."*





# Policies

Furthermore, the following policies of the adopted Local Plan (July 2021) are considered of relevance to the application proposals.

- **Policy SP1:** Growth Strategy sets out the housing requirement from 2015-2035 is 39,350 homes. The Council will meet this through a combination of strategic and small-medium scale allocations, as well as windfalls.
- **Policy SP2:** National Planning Policy Framework – Presumption in Favour of Sustainable Development confirms that the Council’s approach will reflect that of the presumption in favour of sustainable development in the Framework.
- **Policy HA1:** Small and Medium Allocations allocates the site for development as discussed above.
- **Policy H1:** Housing Mix requires all developments of new dwellings to provide a mix of housing types and sizes in accordance with the housing mix set out within the SHMA, or other more up-to-date evidence, where appropriate.
- **Policy H2:** Housing Standards requires that internal space standards are applied in accordance with Nationally Described Space Standards for all residential development. The policy also requires provision of a proportion of new dwellings to meet Category 2 Requirement MA (2) adaptable homes and Category 3 Requirement M4 (3) wheelchair accessible homes.
- **Policy H3:** Housing for Older People requires all new residential development to respond to the challenges relating to older people. The Policy requires that all developments of 100 dwellings or more will be required to provide bungalows, level-access accommodation or low-density flats for older people as part of the mix of housing, unless an alternative approach can be demonstrated to be more suitable having regard to site suitability or viability constraints. On larger sites of 300 units or more, the provision of an Extra Care Facility will be required, unless an alternative approach can be demonstrated to be more suitable having regard to suitability or viability constraints.
- **Policy H4:** Affordable Housing introduces a requirement for 30% affordable housing to be provided on sites of 10 or more units.
- **Policy H6:** Self and Custom Build Housing outlines that the Council will support applications for delivery of serviced plots in suitable locations where they help meet Self and Custom Build demand in the area. Sites of 10 or more dwellings will be required to provide up to 10% serviced plots.
- **Policy T1:** Mitigation of Transport Impacts on the Network requires the submission of Travel Plans and Transport Assessments to support proposed developments. These should demonstrate how the proposal will seek to reduce the need to travel and secure a modal shift towards sustainable forms of transport.
- **Policy T2:** Highway Safety and Design states that proposals for new development must not have a detrimental effect on highway safety and patterns of movement and must provide appropriate access and have regard to the Council standards.
- **Policy T3:** Parking requires developers of new residential developments to have regard to the car parking standards set out in the Central Bedfordshire Council’s Design Guide and Parking Strategy.
- **Policy T5:** Ultra Low Emission Vehicles seeks provision of active charging posts, passive provision such as cabling and electricity supply for future demand, or contributions for future installation as demand increases to support the provision of ULEV including at residential developments. The exact quantum of provision is to be agreed on a case by case basis.
- **Policy EE1:** Green Infrastructure requires all major development to demonstrate a net gain in green infrastructure; linking, enhancing and extending existing green infrastructure assets and creating new ones.
- **Policy EE2:** Enhancing biodiversity stipulates that development proposals should provide a net gain in biodiversity through enhancement and creation of ecological networks through a range of measures outlined in the policy.

- **Policy EE3:** Nature Conservation seeks to ensure important habitats and sites of geological and geomorphological interest will be protected, maintained and enhanced. Up to date, comprehensive ecological surveys are also required to support planning applications. Planning applications will be assessed to ensure they will not adversely affect ecological sites, species or species and habitats of principal importance.
- **Policy EE4:** Trees, Woodlands and Hedgerows seeks to protect existing trees, woodlands and hedgerows where possible and seek provision of new planting in developments.
- **Policy EE5:** Landscape Character and Value requires all development proposals to have regard to the key characteristics and sensitivities of the site and its setting, as set out in the Central Bedfordshire Landscape Character Assessment.
- **Policy EE7:** The Chilterns Area of Outstanding Natural Beauty seeks to protect the AONB and its setting. Developments in the AONB and its setting should respond to the landscape character and be informed by landscape and visual impact assessment.
- **Policy EE12:** Public Rights of Way sets out the Council's approach to development proposals that would either directly affect public rights of way or would increase pressure on the public rights of way network.
- **Policy EE13:** Outdoor Sport, Leisure and Open Space establishes the principles of how the Council expect new residential developments to meet requirements for outdoor sport, leisure and open space provision including through onsite provision and/or financial contributions.
- **Policy CC1:** Climate Change and Sustainability requires that new development is designed to increase its resilience to impacts of climate change; take full advantage of opportunities to incorporate renewable energy technologies; reduce carbon emissions; and achieve the higher water efficiency standard of 110 litres per person per day.
- **Policy CC3:** Flood Risk Management sets out where development will be supported. Development that is located in areas at lowest risk of flooding (from all sources) that demonstrate that the site is appropriate for development and its intended use will be supported. Considerations in relation to flood risk and attenuation should be considered in the development of the proposals for the site and take account of the effects of climate change.
- **Policy CC4:** Development Close to Watercourses states that development should maximise opportunities for watercourse restoration and enhancement as part of the development. A series of specific requirements are identified including the provision of a minimum 8m wide undeveloped buffer strip for access, maintenance and natural flood storage.
- **Policy CC5:** Sustainable Drainage sets out the Council's approach to the use of SuDS.
- **Policy CC6:** Water Supply and Sewerage Infrastructure requires a demonstration that adequate water and sewage capacity exists to meet the needs of development.
- **Policy CC8:** Pollution and Land Instability requires all new development to demonstrate compliance with the current national guidance as well as the Council's adopted standards and guidance in terms of pollution and land instability. Pollution includes matters in relation to noise, litter, pests, vibration, surface and ground waters, tranquillity, soil, contaminated land, airborne pollution, odour, waste management and light.
- **Policy HQ1:** High Quality Development sets out how the Council will ensure that all developments are of the highest possible quality and respond positively to their context.
- **Policy HQ2:** Developer Contributions states that developments will be required to make appropriate contributions to provide new physical, social and environmental infrastructure of the enhancement of existing infrastructure, required where necessary to mitigate the impact of the proposals. Developers will be required to make appropriate contributions to offset the costs of mitigating their impacts.



## Policies

- **Policy HQ3:** Provision for Social and Community Infrastructure requires new housing developments to contribute towards the provision of social and community infrastructure to meet the need generated by the development.
- **Policy HQ4:** Indoor Sport and Leisure Facilities seeks the provision of indoor sports and leisure facilities either on site or through financial contributions to support new residential developments.
- **Policy HQ5:** Broadband and Telecommunications Infrastructure requires new residential development to provide Gigabit capable next generation broadband infrastructure to serve all dwellings within the development, or demonstrate why such provision cannot be made and what alternative will be provided.
- **Policy HQ7:** Public Art states that public art appropriate to the scale of development will be encouraged for residential development of 100 or more units.
- **Policy HQ9:** Larger Sites, Development Briefs and Design Codes provides further detail on the requirements for Development Briefs and Design Codes where these are required in the site allocation policies.
- **Policy HQ11:** Modern Methods of Construction encourages innovation and appropriate use of modern building techniques.
- **Policy HE1:** Archaeology and Scheduled Monuments requires the submission of an Archaeological Heritage Statement where proposals may affect known heritage assets with archaeological interest or areas which have the potential for heritage assets with archaeological interest. Development proposals that cause substantial harm to the significance of archaeological assets or their settings, will be refused unless the public benefits substantially outweigh the loss of significance.
- **Policy HE3:** Listed Buildings, Conservation Areas and Built Heritage sets out the criteria through which development proposals that could affect the significance of designated and non-designated heritage asset of local importance and/or their setting will be granted.



The Development Plan also includes the **Minerals and Waste Local Plan: Strategic Sites and Policies (2014)**. Policy WSP5 seeks to ensure that the proposed development includes sufficient and appropriate waste storage and recovery facilities in its design and layout. Policy W5 of the Bedfordshire and Luton Minerals and Waste Local Plan (2005) also requires the submission of a waste audit as part of a planning application.

National Planning Policy in the form of the **National Planning Policy Framework (NPPF)** and guidance including the **Planning Practice Guidance, National Design Guide and National Model Design Code** will also inform the proposals.

The **Design Guide** will also represent a material consideration in the determination of any proposals submitted for this site. This was formally adopted in September 2014 as technical guidance for Development Management purposes.

This document is in ten parts and includes the core documents, as well as the following supplements which are of relevance to this site:

- **Placemaking in Central Bedfordshire** – sets out the policy context and generic design guidance relevant to almost every type of development likely to be encountered in Central Bedfordshire. It also provides advice on the character of the area and methods of appraising sites and their settings.
- **Green Infrastructure, Climate Change Adaption and Sustainable Buildings** – explores how to embed high quality green infrastructure, climate change and sustainability principles into the design and development process. It looks at the different stages in the design process, and the different scales of development, highlighting the key design considerations.

- **The Historic Environment** – sets out the process for managing change affecting heritage assets within Central Bedfordshire, and provides guidance and principles on design interventions in the Historic Environment.
- **Public Realm** – sets out the Council's approach to public art.
- **Residential Development** – addresses aspects of design with respect to individual houses, groups of houses in a street, and the environment immediately around the house, most notably private front and rear gardens.
- **Accommodating Specific Housing Needs** – provides guidance for extra care housing schemes; residential and nursing care homes; and gypsy and traveller sites.

These have been used in order to inform the evolving design of the scheme.

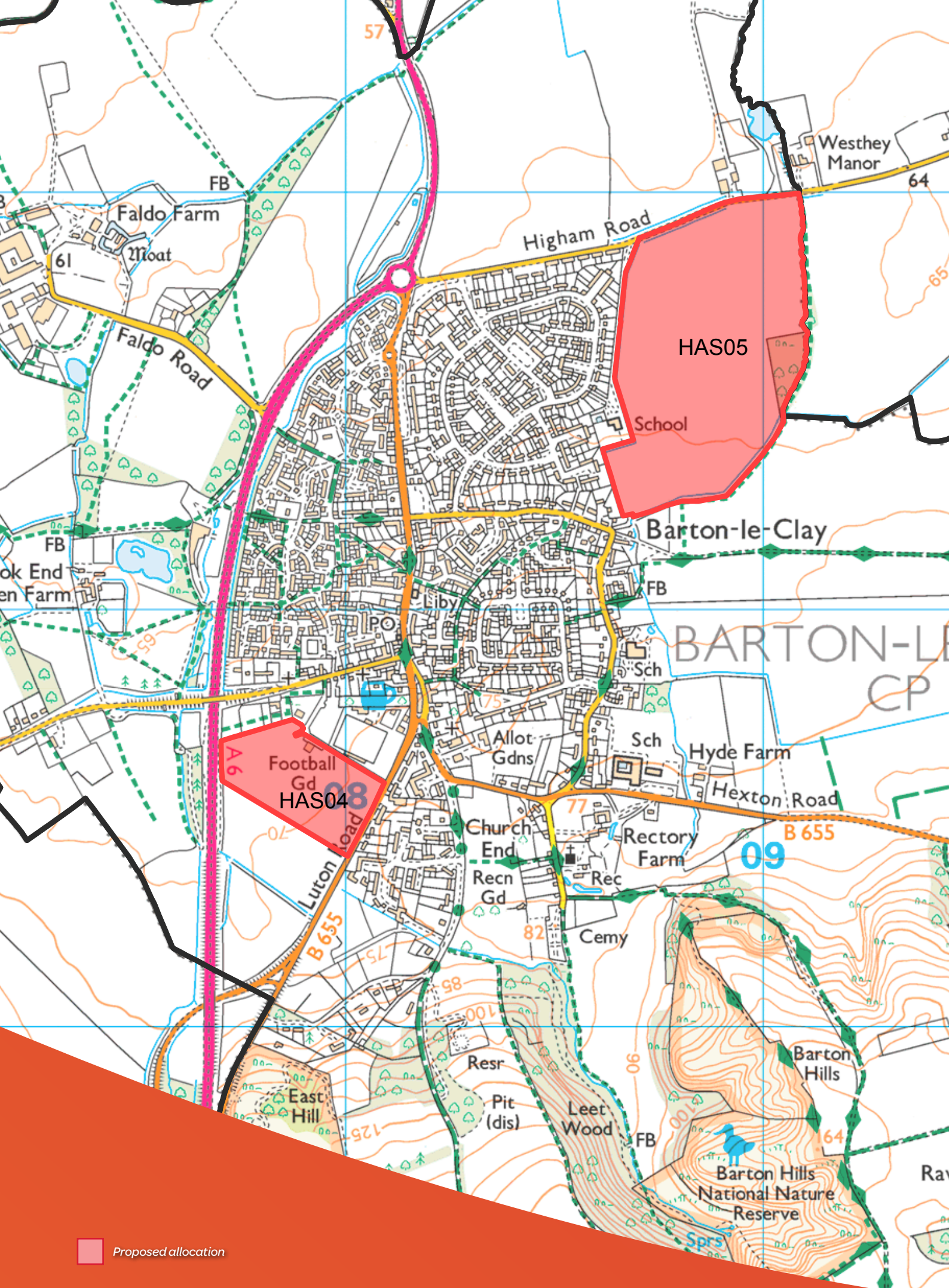
The Highway Construction Standards and Specifications Guide (2019) partially supersedes Supplement 10 of the Council's Design Guide. The purpose of this document is to assist applicants to formalise technical submissions under Section 38 or Section 278 of the Highway Act 1980, for approval by the Highway Agreements Team (HAT), Central Bedfordshire Council.

The Council's note on Advice for the Provision of Surface Water Drainage Systems on New Developments (2019) provides a general overview of what a Surface Water Drainage Strategy should be provided and what this would include. It also provides links to other relevant guidance on SUDS including the Central Bedfordshire Sustainable Drainage Guidance (March 2014).

The Central Bedfordshire Landscape Character Assessment (2015) describes 10 landscape types – each with a relatively homogenous character with similar physical and cultural attributes. The landscape types are sub-divided into component landscape character areas – discreet geographic areas sharing common characteristics, of which there are 38 in Central Bedfordshire. The Site is located within the Landscape Character Area 5B: Barton-le-Clay Vale.







Proposed allocation

# 03 Site Context

Barton-le-Clay village centre is located along the B655 Bedford Road, approximately 500m (crow fly distance) to the west of the site. A range of facilities, including a food-store, bank, post office, chemist and a number of shops, pubs/ restaurants are provided in the town centre. There are three local schools in close proximity to the west of the site; Ramsey Manor Lower School, Arnold Academy secondary school and The Orchard Independent School. The site immediately adjoins the existing settlement.

## Site Context

The site is located to the east of Barton-le-Clay and is bound by Higham Road to the north, comprising 27.8 hectares of land.

The site lies immediately adjacent to the settlement envelope of the village of Barton-le-Clay and adjacent to existing residential development. The site is currently designated as Green Belt but will be released from the Green Belt upon adoption of the Local Plan. Barton-le-Clay is defined as a 'Minor Service Centre' in the draft Local Plan and is a suitable, sustainable settlement to support further development.

The site adjoins the existing residential development, and schools, of Barton-le-Clay to the west. To the north the site bounds Higham Road and to the south the site bounds further field parcels. To the east of the site existing hedgerows are proposed to be retained and incorporated into a wider linear landscape buffer that would also feature smaller woodland copses, connected by scattered hedgerow trees. Together these features will combine to form a robust, defensible boundary to the Green Belt and wider countryside. These existing landscape features provide a strong landscape framework which will help shape the character of the new development.

The site is located in Flood Zone 1, which is the lowest category of flood risk. The site is comprised of a single field parcel which is surrounded by hedgerows and a small copse of trees on the eastern boundary. The eastern boundary is formed of an existing field boundary.

The site is crossed by a gas pipeline in the north east corner. National Grid have provided details on the necessary easements associated with the pipeline and the quantum and form of development which can be provided within certain distances of the pipeline. This information has been used to inform the proposals for the site.

## Green Infrastructure and Landscaping

Over-arching Green Infrastructure principles for the Central Bedfordshire area indicate a green corridor extending eastwards across the Chilterns escarpment, to the north of Luton. Development of the site would provide additional corridors that feed into this network as well as the wider landscape.

The site lies within the Barton-le-Clay Vale Landscape Character Area, where several landscape features are represented within the wider area. Within the site itself however, the landscape has become degraded and some features are less distinct.

Land to the south of Barton-le-Clay and the site is designated as the Chilterns Area of Outstanding Natural Beauty (AONB). Views of the site from the AONB will also be set within the well settled context of Barton-le-Clay.





## Ecology

EDP on behalf of Taylor Wimpey and Chamberlain Holdings have undertaken a range of baseline ecological investigations to inform the proposals. The baseline ecological investigations included a desk study, Extended Phase 1 survey and detailed (Phase 2) surveys relating to hedgerows, breeding birds, roosting and foraging/commuting bats, otter, water vole, badger, great crested newts, reptiles and crayfish. The findings of these assessments are summarised below.

The site is not covered by any statutory designation and there are no internationally designated sites within 10km of the site<sup>1</sup>. There are seven national statutory designations within 5km of the site<sup>2</sup>. None of these designations will be affected due to lack of direct access from the development, onsite provision of public open space, the degree of geographical separation and lack of ecological connectivity.

A large intensively managed arable field covers the majority of the site however the field boundaries support a range of habitats including hedgerows, mature trees, woodland, tall ruderal, improved grassland, scrub, a small stream and ditches. All habitats on-site are of only limited (Local-level) intrinsic nature conservation value or less, comprising mainly intensively managed arable land with boundary habitats comprising hedgerows, a tree lined stream corridor and a block of broad-leaved semi-natural woodland.

The on-site habitats support only small populations/typical assemblages of a number of protected/Priority Species (of Local-level nature conservation value or less) as follows: breeding bird assemblage, foraging/commuting and roosting bat assemblage, otter and badger.

EDP considers that none of the ecological features present/likely present constitute an 'in principle' (significant) ecological constraint. Indeed the site represents an opportunity to deliver a net gain to biodiversity through development in line with national planning policy.

<sup>1</sup> Special Protect Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites, Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR)

<sup>2</sup> Barton Hills SSIA and NNR (950m South); Smithcombe, Sharpenhoe and Sundon Hills SSSO (2.0km South-west); Deacon Hill SSSI (3.3km South-east); Pulloxhill Marsh SSSI (3.3km North-west); Galley and Warden Hills SSSI (4.0km South); Knocking Hoe SSSI (4.0km East); and Flitwick Moor SSSI (4.8km North-west).

## Archaeology and Heritage

The site does not contain any, or part of any, designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, historic parks and gardens or registered battlefields; nor does it fall within a conservation area.

Within a 1km study area of the site are one Grade I listed building, 27 Grade II listed buildings and the Barton-le-Clay Conservation Area. The Central Bedfordshire Historic Environment Record does not identify any non-designated heritage assets within the Site. There are 98 records in the wider 1km study area, indicating activity dating from the prehistoric to post-medieval periods.

Assessment undertaken by EDP concludes that the site is entirely screened from the conservation area by the modern built form on the eastern side of the settlement and as such, its development will not be appreciable from any part of the conservation area. On the basis that the site does not form part of the setting of the conservation area, the proposed scheme will have no effect on its significance.

Due to intervening topography and built form comprising the 20<sup>th</sup> century developments to the east of the central historic town core, the majority of listed buildings within the study area, which includes the Grade I listed church of St Nicholas, are screened from the Proposed Scheme and as such, the Site does not form part of their setting nor can they be experienced from it. The majority of the listed buildings within the study area therefore do not have the potential to be affected by the Proposed Scheme. Following site visits by EDP, the only buildings with the potential for an effect were identified as the Grade II listed Westhey Manor, the Grade II listed Manor House and the Grade II listed Manor Cottage.



The Manor House and Manor Cottage are both listed at Grade II and are located c.50m and c.90m from the western boundary of the Site respectively. The listed buildings cannot be experienced from any part of the Site, and whilst the Manor House and its grounds could not be accessed, it is considered highly unlikely that any part of the Site can be experienced from the house, due to its position on the street frontage and the extensive gardens and planting surrounding the house. As such, the Proposed Scheme will have no effect on the physical significance of either of these listed buildings, or by way of any setting effects.

The Grade II listed 17th century timber framed Westthey Manor is located c.95m to the north of the northern extent of the Site and the Higham Road. Whilst access was not possible to the house, it is well screened and enclosed from both the road and the Site to the south by planting on and within its boundaries. Although construction within the Site is unlikely to have any effect on the significance of the listed building though changes within its setting, access to the house and its gardens was not possible and so the effects cannot fully be established. Effects of the proposals on this listed building will therefore need to be considered.

A geophysical survey and subsequent trial trench evaluation were undertaken within the site in September 2019. This fieldwork identified a late Iron Age to early Roman-British site, which mainly comprised field systems and evidence of agricultural activity that is likely associated with a nearby settlement. The features identified included large ditches, a segmented enclosure, narrow gullies, other ditches and small pits with a focus in the north-west of the site, as predicted by the geophysical survey.

The current record suggests a low level of prehistoric activity in the wider area surrounding the site. However, archaeological fieldwork undertaken to inform this assessment has identified the presence of late Iron Age agricultural remains within the site, which due to their agricultural nature are of low or local importance.

Although the current record had suggested that Roman activity within the site was unlikely, archaeological fieldwork within it has identified Roman agricultural activity as a continuation of the late Iron Age activity, which is also of low or local importance.

The current record suggests that the Site formed part of the agricultural hinterland associated with the areas of medieval settlement identified above during the medieval period. Indeed, archaeological investigations within the Site have identified remnants of ridge and furrow, which would confirm this. The buried remains of the ridge and furrow are of negligible archaeological interest.

The site has remained as farmland throughout the post-medieval to modern period. The archaeological fieldwork identified 20th century field drains and modern plough marks of negligible archaeological value.





# 04 Vision and Objectives



**Barton-  
Le-Clay**

The site will be developed by Taylor Wimpey who has a long history of creating new communities. Taylor Wimpey want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

Taylor Wimpey has a long history of creating new communities. We believe in working with our local community to develop plans by engaging and consulting. In 2018, through planning obligations we invested £455 million in the areas in which we built.

Land east of Barton-Le-Clay will deliver a mix of house types and tenures including both market and affordable housing. The delivery of affordable housing will allow greater flexibility for buyers, allowing local people to stay in the area. In addition the scheme will deliver a new primary/lower school.

The proposals for the site will be informed by the constraints and opportunities of the site. Good design is a key aspect of sustainable development and should contribute positively to making places better for people and creating inclusive communities.

The key design objectives are as follows:

- **Objective 1:** To deliver approximately 500 dwellings for the allocation site with a range of house types and tenures that meets the needs of the local community
- **Objective 2:** To provide a new primary/lower school to meet the needs of the development
- **Objective 3:** To integrate with/enhance the existing infrastructure and facilities within Barton-le-Clay providing suitable vehicular access and sustainable transport connections
- **Objective 4:** To provide new or improved footpath/cycleway links and upgrades to the existing PRoW
- **Objective 5:** To create a new high quality edge to the settlement creating a new defensible Green Belt boundary and an appropriate transition from the development edge to the surrounding countryside.
- **Objective 6:** To create a new park at the northern extent of the site and a GI corridor along the eastern boundary incorporating the existing watercourse to strengthen and extend existing valuable habitats along this GI corridor
- **Objective 7:** To create distinctive places that strengthen the local sense of place including the approach to the Conservation Area
- **Objective 8:** To create attractive, landscape-led development with high quality public open spaces and circular recreational routes for healthy living
- **Objective 9:** To consider the evolving climate throughout the development



## Local Plan Compliance

The following table sets out the links between these objectives and the policies of the Local Plan, as well as how we will comply with these. Whilst the policies of the other relevant Development Plan documents and other material considerations are not specifically referred to, these will also need to inform the development of proposals for the site.

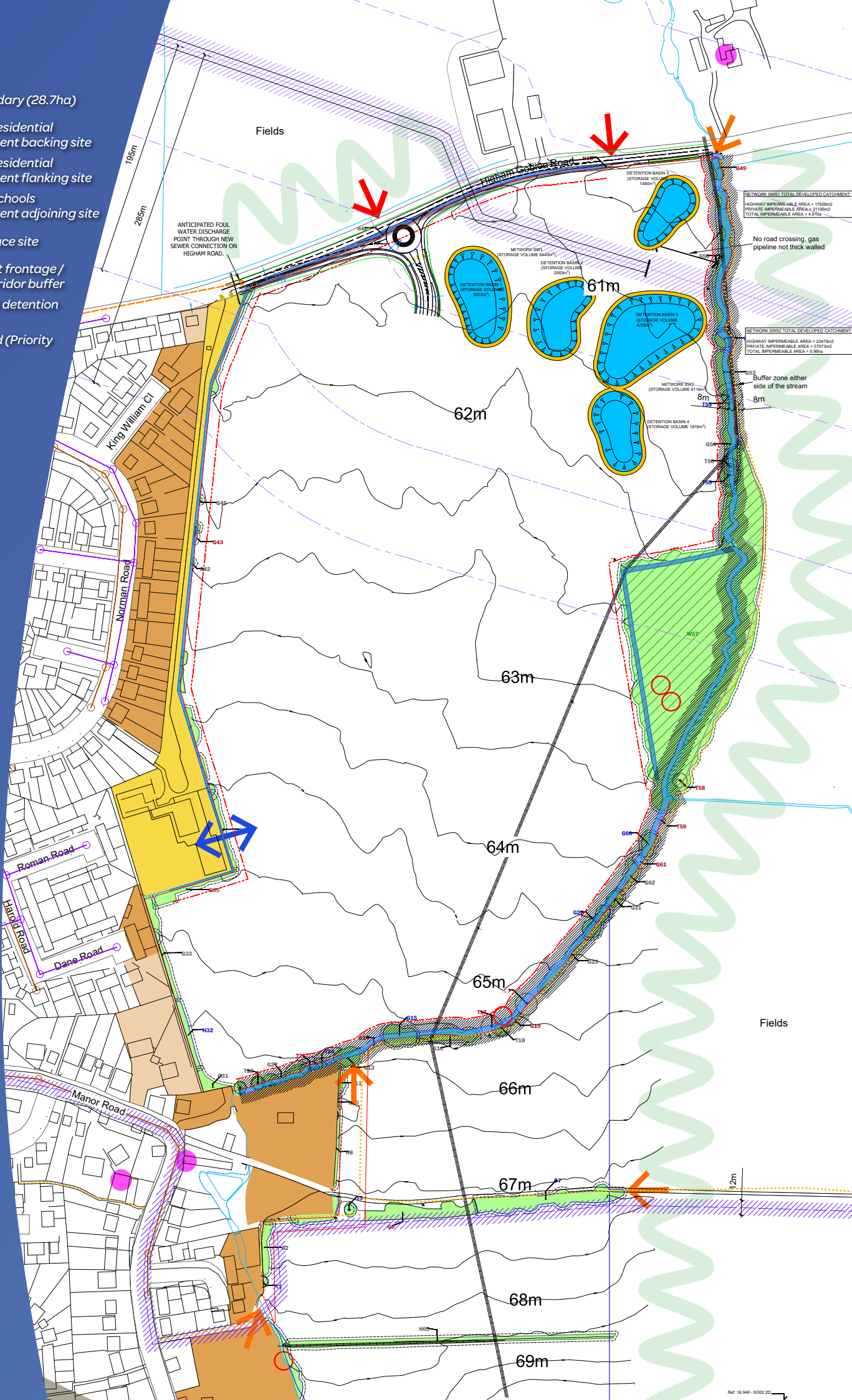
Objective	Policies	Compliance
1	<p><b>Policy SP1:</b> Growth Strategy</p> <p><b>Policy SP2:</b> National Planning Policy Framework</p> <p><b>Policy H1:</b> Housing Mix</p> <p><b>Policy H2:</b> Housing Standards</p> <p><b>Policy H3:</b> Housing for Older People</p> <p><b>Policy H4:</b> Affordable Housing</p> <p><b>Policy H6:</b> Self and Custom Build Housing</p> <p><b>Policy HQ9:</b> Larger Sites, Development Briefs and Design Codes</p> <p><b>Policy HQ11:</b> Modern Methods of Construction</p>	<p>The development will deliver approximately 500 dwellings comprised of a mixture of housing types and tenures including affordable housing. The proposed development will respond to the policy requirements in accordance with the Local Plan when adopted.</p>
2	<p><b>Policy HA1:</b> Small and Medium Allocations</p>	<p>A site for a new primary/lower school will be delivered as part of the development with appropriate contributions towards other education requirements.</p>
3	<p><b>Policy T1:</b> Mitigation of Transport Impacts on the Network</p> <p><b>Policy T2:</b> Highway Safety and Design</p> <p><b>Policy T3:</b> Parking</p> <p><b>Policy T5:</b> Ultra Low Emission Vehicles</p> <p><b>Policy CC6:</b> Water Supply and Sewerage</p> <p><b>Policy CC8:</b> Pollution and Land Instability</p> <p><b>Policy HQ2:</b> Developer Contributions</p> <p><b>Policy HQ3:</b> Provision for Social and Community Infrastructure</p> <p><b>Policy HQ4:</b> Indoor Sport and Leisure Facilities</p> <p><b>Policy HQ5:</b> Indoor Sport and Leisure Facilities</p> <p><b>Policy HQ7:</b> Public Art</p>	<p>The future application for the development of the site will be accompanied by a Transport Assessment and Travel Plan to demonstrate how the proposals will promote connectivity. The requirements for financial contributions or on site provision through Section 106 obligations will be negotiated during the planning application process.</p>
4	<p><b>Policy EE12:</b> Public Rights of Way</p> <p><b>Policy T1:</b> Mitigation of Transport Impacts on the Network</p>	<p>The development will be designed to connect to the existing Public Right of Way to the south. Additional connections will also be made to the north of the site. Any transport mitigation measures required will be assessed through the Transport Assessment to support the planning application.</p>

5	<p>Paragraph 139 of the NPPF</p> <p>Policy EE1: Green Infrastructure</p> <p>Policy EE4: Trees, Woodlands and Hedgerows</p> <p>Policy EE5: Landscape Character and Value</p> <p>Policy EE7: AONB</p>	<p>Due regard will be paid to views to and from the Barton Hills and the site. The proposals for the development will be landscape led and a series of measures will be implemented to break up the built form including the treatment of the southern and eastern boundaries, and lateral tree lines within the site. The development will create a strong and defensible Green Belt boundary utilising existing and proposed green infrastructure. Development on the eastern and southern boundaries will be lower density and predominantly 2 storeys in height with limited 2.5 storeys for variety. Local greens will be interspersed to provide looser, fragmented frontage in response to this important rural edge.</p>
6	<p>Policy EE1: Green Infrastructure</p> <p>Policy EE2: Enhancing Biodiversity</p> <p>Policy EE3: Nature Conservation</p> <p>Policy EE13: Outdoor Sport, Leisure and Open Space</p> <p>Policy CC4: Development Close to Watercourses</p> <p>Policy CC5: Sustainable Drainage</p>	<p>The proposals will be landscape led and achieve a minimum 10% net gain in biodiversity. Generous parkland is proposed to the north east of the site where a range of amenity spaces, including formal and informal children's play, will be provided as well as SUDS features. An area of allotments will also be provided. The existing watercourse will be part of the GI corridor on the eastern boundary. Financial contributions towards off site formal sports provision will be discussed through the planning application process as necessary.</p>
7	<p>Policy HQ1: High Quality Development</p> <p>Policy EE13: Outdoor Sport, Leisure and Open Space</p> <p>Policy HE1: Archaeology and Scheduled Monuments</p> <p>Policy HE3: Listed Buildings, Conservation Areas and Built Heritage</p>	<p>The proposals will deliver a high quality development including approximately 500 dwellings and a site for a new primary/lower school. The proposals will be developed to respond positively to the site context including the historic environment.</p>
8	<p>Policy EE5: Landscape Character and Value</p> <p>Policy EE12: Public Rights of Way</p>	<p>The proposals will be landscape led and respect the site's existing landscape character and its relationship with the wider landscape including the Barton Hills. Generous parkland is proposed to the north east of the site where a range of amenity spaces, including formal and informal children's play, will be provided. The existing watercourse will be the GI corridor on the eastern boundary. A circular route and a range of leisure opportunities will be integrated into the site. The proposals will include for the provision of allotments.</p>
9	<p>Policy CC1: Climate Change and Sustainability</p> <p>Policy CC3: Flood Risk Management</p>	<p>Consideration of the evolving climate to be considered throughout the Proposed Scheme. The evolving climate can include an increase in mean summer and winter temperatures; increase in annual precipitation; decrease in mean summer precipitation; and extreme weather events. Key climate resilience measures are to be integrated into the development.</p>



# Site Constraints Plan

- Site boundary (28.7ha)
- Existing residential development backing site
- Existing residential development flanking site
- Existing schools development adjoining site
- Green space site
- Green belt frontage / green corridor buffer
- Indicative detention basin
- Woodland (Priority Habitat)



# 05 Development Principles

The objectives in Section Four have informed the development of the following development principles. These are illustrated on the parameter plans.

## Local Distinctiveness

The layout will be developed from the opportunities and constraints of the site and respond to its context through the careful consideration of building orientation and the arrangement of different building typologies in order to deliver a diverse, high quality and well-connected development that is responsive, attractive and sensitive to its setting. The site's important location on the settlement edge, adjoining the open countryside at the eastern gateway to Barton-le-Clay as well as close and long distance views of the site including from the Chilterns AONB are amongst the main influences.

Given the important relationship of the dwellings proposed close to Higham Gobion Road, particular focus will be given to the design and layout of these dwellings to respond positively to both the existing and emerging context.

A green route will be provided along the western Site boundary to be sympathetically planted with trees and shrubs, maximising residential amenity of existing and new residents and contributing to recreational and ecological amenity.

A green infrastructure corridor runs along the south and eastern boundaries, following an existing water course and incorporating existing woodland and proposed parkland to provide a landscaped development edge which softens views from the open countryside. Within this area a minimum 9m wide buffer zone to the stream will be provided which will be clear of trees/shrubs to allow maintenance.

Generous parkland is proposed to the north east of the site where a range of amenity spaces, including formal and informal children's play, will be provided for existing and new residents alike. An area of allotments will also be provided in this area. The proposed public open space will provide a rich landscaped setting for the new development and high quality gateway to Barton-le-Clay as well as incorporating sustainable drainage features and opportunities for enhanced biodiversity which will add to a variety of landscape.

Within the residential development, a series of lateral tree lines will be provided at approximately quarter points through the development to introduce a network of green streets which will accommodate trees to break up built form as viewed from the Barton Hills. The development will be set within a treed landscape setting. A series of greens and/or squares will be located within the development which, together with the school playing fields that have been located towards the centre of the site, will further fragment the development.

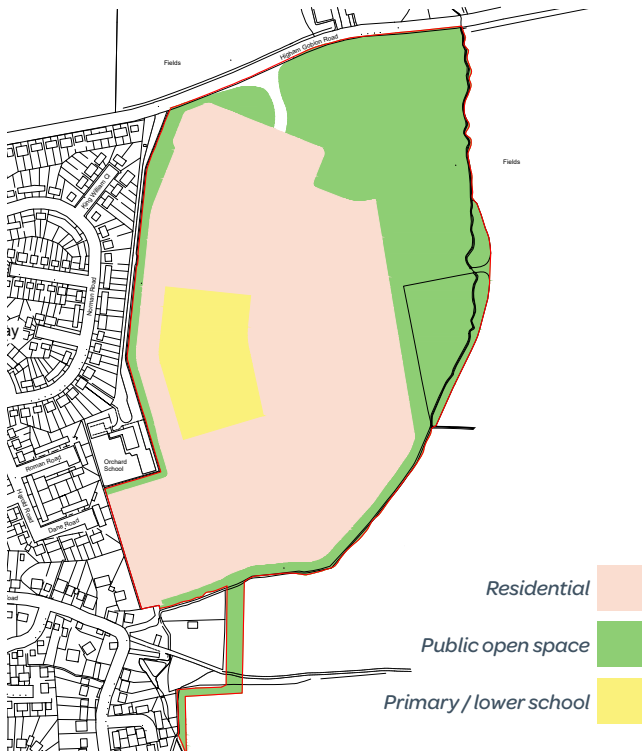
A range and variety of landscaped public amenity space with recreational foot and cycle ways, links with existing public rights of way and the wider countryside will be provided. Careful consideration will be given to the need for lighting of these links and the form of lighting if required. These will seek to preserve existing trees and hedgerow where possible and protect and enhance the existing stream and woodland. Ecological enhancements will be integrated into the development to achieve a biodiversity net gain and give the development a special character. The provision of a range of facilities within the open space for the benefit of existing and new residents will aid community cohesion.

The proposals will be developed in accordance with the Building for Life criteria.

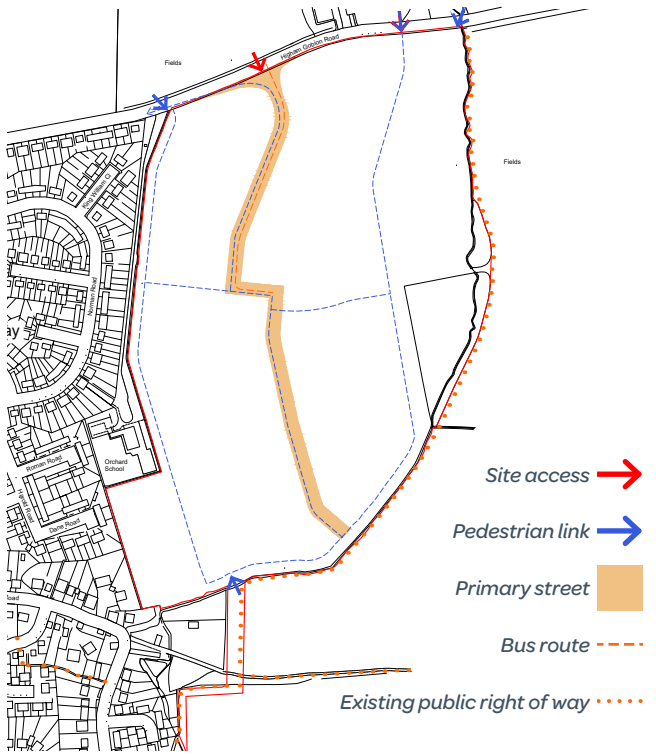


# Parameter plans

## Land Use



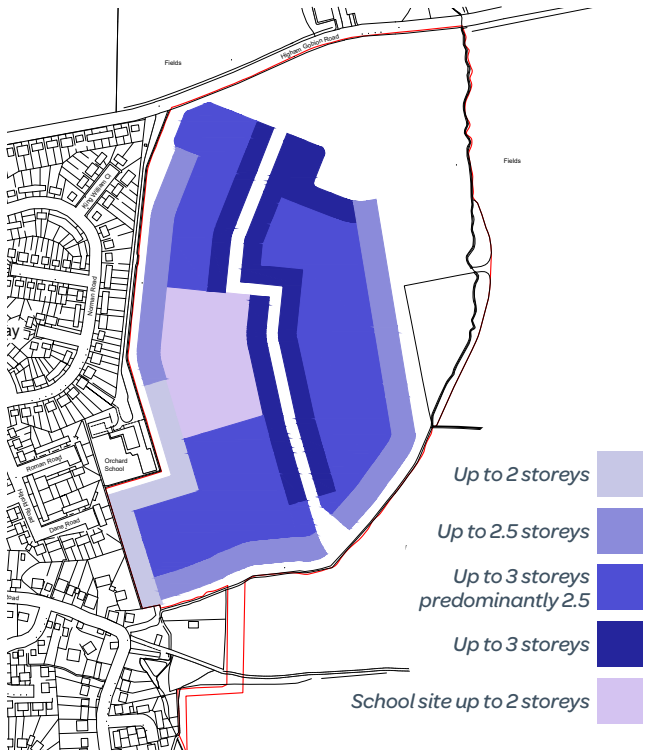
## Access and Movement



## Landscape



## Building Heights



## Rich Mix

The development will deliver approximately 500 dwellings on the site. A range of house types, sizes and tenures are envisaged to accommodate a variety of household types. This would include:

- Smaller dwellings;
- Family homes;
- Affordable housing;
- Consideration of opportunities for Older persons accommodation if a need is identified and subject to site suitability and viability; and
- Opportunities for self/custom build.

The exact mix of housing types and sizes will form part of the detailed reserved matters for the site and will take account of the need identified in the SHMA and the local context of Barton-le-Clay. 30% of the housing will be affordable housing.



### Higher density core

Illustrative example including four of an assumed six apartment marker buildings located to define key spaces such as 'school square' and local greens along the primary street.



### Lower density housing

Illustrative example showing a predominance of detached houses along the development edge with set backs to accommodate incidental greens.

Lower density development, comprising a predominance of 2 to 2.5 storey detached housing with some semi-detached houses, will front green space around the perimeter of the site where a series of intimate groupings of family housing reflect the importance of streetscape in providing incidental children's play close to the home. Combined with the introduction of small greens and deeper front gardens, this will create a looser, fragmented edge along the southern and eastern boundaries in response to this important countryside and AONB interface.



### Medium density housing

Illustrative view showing a predominance of semi-detached houses with some detached houses. Lateral tree lined streets include a 4.5m verge and incidental square accommodate large tree specimens.

Medium density development, comprising a predominance of 2 to 2.5 storey semi-detached housing with some detached houses, is located centrally and adjoining existing development to the west. Higher density development including the opportunity for some 3 storey apartment buildings will be concentrated along the central, busier primary street to create a more urban core.

The proposed density strategy, in conjunction with the street hierarchy and landscape strategy help to achieve variety in the development and assist legibility. A series of distinct character areas are created to help foster a sense of community and guardianship within the development.

There will be no more than 30 dwellings at a density no greater than 40 dwellings per hectare in the middle zone of the Health and Safety Executive's (HSE) land use planning consultation zone, with the remainder located within the outer zone and outside the consultation distance. No houses are to be located within the inner zone in the north eastern corner of the Site.



## Enhanced Landscape

### Green Infrastructure

Existing, retained trees and hedgerows will be complemented by a proposed landscape framework, to integrate the proposed housing into the settlement, maintaining the relationship with Barton-le-Clay and creating a more sympathetic boundary treatment than the current irregular settlement edge.

A wide landscape buffer along the entire eastern boundary, to feature retained hedgerows and enhanced with new planting, will create a soft yet robust landscape edge with informal circular recreation routes and links to the public rights of way network. This will interlink with a new sinuous landscape buffer that incorporates the existing stream along the central and lower western boundary and field ditch along the upper eastern boundary.

Groups of native tree planting will contribute to the local amenity and biodiversity, as well as providing a green framework for the buildings in local views within the scheme and wider views to the escarpment. Native species rich buffers and native hedgerows will be planted where space allows and to offer ecological continuity along primary and secondary corridors throughout the development.

### Biodiversity Enhancement

Enhancing biodiversity is a key design objective that integrates with the landscape strategy and Green Infrastructure principles. This will be achieved by the retention of existing landscape features around the site peripheries and the creation of new habitats and features suitable for a range of wildlife and flora. A minimum 10% biodiversity net gain will be achieved.

New trees and buffers planted strategically around and throughout the development will enhance the connectivity of existing habitats across the site and within the wider landscape providing dispersal routes for wildlife. Enhanced habitats will include mown grass edges for reptiles, clearing and widening of existing stream corridor and field ditches; embankment re-profiling and planting of new wetland wildflower mixes; management and thinning of overgrown scrub and creation of new woodland copses to connect with the existing woodland.

### Open Spaces and Play Provision

A large open green space will be located at the northern edge of the development. It would provide a flexible area for formal and informal recreation to serve existing and new residents.

A series of play spaces – with potential to provide equipped or non-equipped play – would be located throughout the development. These play areas will be provided for a wide range of ages and will be designed in a form that reflects the new national government guidance and CBC standards for play provision. The design proposals will embrace the new approach which involves thinking about play as extensive, located throughout an open space rather than isolated pockets within it.

The areas of POS will include elements of play in accordance with the Design for Play guidance document and the Council's Leisure Strategy. Play space will be overlooked from residences and the street/open space, for self-policing, and taller screen planting will only be proposed along boundaries to ensure good sight lines and natural surveillance. A mixture of onsite and offsite play provision could be considered but onsite provision should include one combined LAP/LEAP/NEAP and one combined Super LAP/LEAP as a minimum.

The approach relies upon natural elements to create play interest.

The proposals will include a Multi-Use Games Area (MUGA) as well as BMX trail/scooter loop. An area of allotments will also be provided.

No facilities (e.g. play space) are to be provided within the inner or middle zone of the Health and Safety Executive's (HSE) land use planning consultation zone in the public open space.



## Infrastructure

The development will provide a 2.1 ha site for a primary/lower school on site to meet the needs of new residents. The delivery of the school will be planned through close collaboration with the relevant service providers including CBC.

The development will deliver a range of areas of open space and play areas distributed through the development including a large area of open space at the north of the site. Appropriate provision for waste and recycling will be provided throughout the development.

## Access

Vehicular access to the site will be via a new compact roundabout off Higham Road. A emergency access which will also serve as a pedestrian/cycle connection will also be provided further east along Higham Road running through the area of proposed open space in the north east corner. There is the potential to reduce speed limits in these locations to provide for a safer approach to the village.

Improved pedestrian/cycle access is proposed along Higham Road and the existing PRoW that leads towards the commercial centre would be improved.

## Movement and Circulation (Street Network)

The street layout would allow for a loop which would be suitable for a potential bus route.

Pedestrian safety within the development will be achieved by securing reduced vehicle speeds through the design of the internal access roads. The internal highway layout will be designed to automatically promote speeds of 20mph or less using vertical and horizontal deflections as appropriate and differences in road surface treatment.

A hierarchy of streets will allow for footpath and cycleway connections to improve permeability and navigation, whilst allowing vehicle circulation. Streets will have a defined purpose and character which reflects its relationship within the development area.

Taylor Wimpey are committed to the provision of electric vehicle charging points on the site to future proof the development and ensure that it accords with national policy.

## Movement and Circulation (Footpaths and Cycleways)

A well-connected movement network, accessible by all will help to ensure that all areas of the development are easy to navigate and will benefit from a mosaic of different landscape treatments and key buildings to provide legibility. The proposed Green Infrastructure (GI) network offers opportunities to create a very permeable development with opportunities for circular walks within the site encourage healthy living. This internal network would integrate with the existing course of the John Bunyan Trail connecting the site with the wider landscape.

The development proposals have been influenced by the design supplement Movement and Streets, as well as the closely related "Manual for Streets" and the 'Highways Construction Standards and Specification Guidance'.





## Sustainable Urban Drainage Systems (SUDs)

Central Bedfordshire's Sustainable Drainage Guidance was adopted in 2014 and provides a comprehensive resource for SuDS reference and policy development for a number of stakeholders, including designers and developers. As such, this has informed the SuDS proposals.

The surface water strategy will combine the use of conventional piped system and the use of Sustainable Drainage Systems (SuDS) features such as swales, filter strips/drains, attenuation basins and tree pits, whose purpose is to regulate water discharge to water courses in times of high flow. The SuDS will offer amenity and habitat benefits, including a spring-fed stream, ponds, wet wildflower and woodland areas. The run off will then be transferred into a series of basins located in the north east of the Site which will be used to convey, treat, attenuation and ultimately restrict the outgoing flows to mimic greenfield rates during storm scenarios. The run off will outfall into the existing ordinary watercourse which bounds the Site along the eastern boundary which will in turn discharge water to the Barton Brook.

### Climate Change

The following key climate resilience measures are to be integrated into the Proposed Scheme:

- The design of homes will include a Life Cycle Assessment to review key building materials and alternative options to help reduce construction stage carbon emissions;
- Homes will be designed in accordance with the Energy Hierarchy, reducing carbon emissions by minimum of 10% above the Building Regulations at the time of reserved matters application; maximising opportunities for renewable energy generation and enabling installation of battery storage to future proof development;
- The Proposed Scheme will be designed to maximise opportunities for Solar PV, by orientating and designing dwellings to maximise on roof space with a good solar orientation, where the physical constraints of the site allow;
- The design of buildings and foundations will consider the impact of climate change on ground conditions to ensure the Proposed Scheme is designed to allow for ground movement;
- Buildings to be designed in accordance with Building Regulations which include an assessment of overheating based on climatic conditions to ensure buildings take into account the future climatic conditions and incorporate appropriate mitigation to reduce the risk of overheating, prioritising reducing overheating risks through passive design features such as tree shading where appropriate;
- Selection of climate change tolerant species as part of the LEMP;
- As part of the detailed design, the proposed homes and school will include water efficiency measures including:
  - Homes achieving a water efficiency rating of 110l/p/d; and
  - School to achieve 2 Wat01 BREEAM credits under the BREEAM 2018 scheme.







## Masterplan

- Primary vehicular access and secondary emergency, pedestrian and cycle access (1)
- Fronting Higham Gobion Road (2)
- Parkland (3)
- Landscaped setting / green edge (4)
- Lateral tree lined streets (5)
- School square (6)
- School site (7)
- Central avenue including bus and cycle routes (8)
- Cycling route linking with school (9)
- Circular green pedestrian/cycle route (10)
- Woodland (11)
- Neighbourhood greens (12)
- Squares (13)
- Lower density housing (14)
- Green corridor / buffer (15)
- Backing and flanking (16)
- Local greens (17)
- Views to Barton Hills (18)
- Pedestrian link with Manor Road (19)
- BMX trail and scooter track (20)
- Allotments (21)

The illustrative masterplan shows how these proposals could be delivered based on the parameters and the development principles.



# 06 Delivery

The site is within a single land ownership with a national housebuilder on board. Taylor Wimpey will deliver the development and consider the below timescales and build out rates to be realistic given their significant experience of delivering similar sites both in Central Bedfordshire and across the country.

- Submission of Outline Application Spring 2021
- Adoption of Local Plan Summer 2021
- Endorsement of Development Brief Summer 2021 (post Local Plan adoption)
- Approval of outline planning application Autumn 2021
- Pre-commencement Conditions and Design Code Winter 2021/Spring 2022
- RM submitted Spring 2022
- RM approved Summer/Autumn 2022
- Acquisition Q4 2022
- Site start Q1 2023
- First Completion Q4 2022
- Completion of development 2028

Development is anticipated to be completed in 2028 with an average delivery rate of approximately 70 dwellings per annum.

A Construction and Environment Management Plan would be secured on a phased basis upon grant of the outline planning permission which would secure measures such as construction traffic routes and construction management techniques.

The phasing of the delivery of the serviced school site should be agreed with Central Bedfordshire Council.





# 07 Next Steps

Following submission of this Development Brief to the Council it will be subject to appropriate public consultation conducted by the applicant. This will include the hosting of the Development Brief on the project website <https://www.taylorwimpey.co.uk/proposed-developments/england/bedfordshire/barton-le-clay/barton-le-clay>. Responses to the consultation will be analysed by the applicant and revisions made to the draft Development Brief as appropriate.

The draft Development Brief and accompanying consultation statement will be presented to Development Management Committee for consideration following the adoption of the Local Plan.

Once endorsed the Development Brief will be a material consideration in the determination of subsequent planning applications.





For further information contact

**Donna Palmer**

Associate Director  
donna.palmer@turley.co.uk  
0118 902 2833



[turley.co.uk](http://turley.co.uk)

**Turley**