



WIXAM PARK

Master Plan Document

APPROVED AS TECHNICAL GUIDANCE
APRIL 2015

Prepared on behalf of:
O&H Properties Ltd & ORS Ltd
in collaboration with
Central Bedfordshire Council





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This Master Plan Document has been prepared by O&H Properties Ltd, Old Road Securities Plc and David Lock Associates in collaboration with Central Bedfordshire Council.

It has been subject to a statutory consultation period of 6 weeks between 27th September and 8th November 2013. During this period the Document was available for the public and stakeholders to view and provide comments. Following this consultation period all comments received were considered and amendments have been incorporated into this final Master Plan Document.

The document has been considered by Central Bedfordshire Council and approved as Technical Guidance for development management purposes. It provides a basis for future detailed master planning of the two sites and sets a framework within which development proposals will be prepared.

Prepared in collaboration with Central Bedfordshire Council and in accordance with local planning policy. This document should be read in accordance with Central Bedfordshire Council's Development Plan and other policy documents including the Central Bedfordshire Design Guide (2014) where further design guidance is provided.

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1.0: Introduction

Background

- 1.1 Central Bedfordshire Council (CBC) is preparing a new 'Development Strategy' to consider and determine how best to accommodate growth within its area. The Development Strategy sets out the overarching principles for development as well as identifying the main strategic locations for growth in the period 2011 – 2031.
- 1.2 Wixams is a new settlement that has long been identified as a strategic location for growth. The Wixams 'Core Area' has outline planning permission for 4,500 new homes and its associated adopted 'Planning and Development Brief' identified the need for expansion areas to the Wixams including land to the south of the 'Core Area'. This identified southern expansion area was allocated under Policy MA3 of the Central Bedfordshire Site Allocations Development Plan Document (DPD) in 2011 for 1000+ new homes, 5ha of employment development and other mixed uses. This allocation also identified the need for a master plan to explore the potential of additional land to the south of MA3.
- 1.3 As part of the emerging Central Bedfordshire Development Strategy a number of sites have been allocated to accommodate strategic growth in the period up to 2031; one of these is the Wixams Southern Extension which is allocated under Draft Policy 63 for 500 new homes and a countryside park. The Draft Policy 63 site abuts the land allocated under the adopted Policy MA3 of the Central Bedfordshire Site Allocations Development Plan Document (2011). The sites form a sustainable extension to the Wixams new settlement.
- 1.4 Wixam Park is the collective name for the two separate sites (Policy MA3 and Draft Policy 63). The close relationship of these two policy areas requires a joint approach to master planning to ensure that a holistic and fully integrated development is delivered.
- 1.5 The two sites are illustrated on Figure 1a.

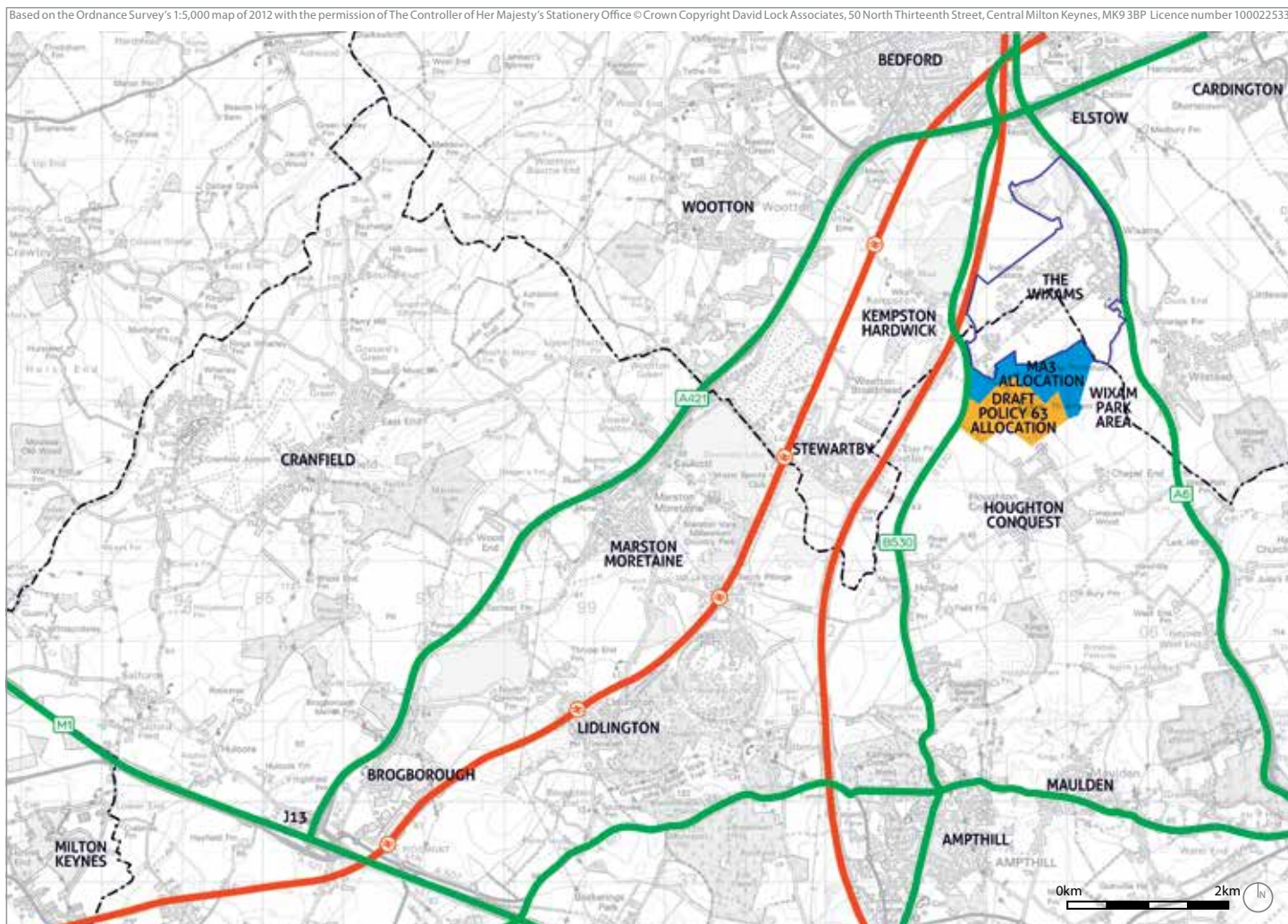


Figure 1a: Wider Context Plan

Purpose of the document

- 1.6 The Wixam Park Master Plan Document seeks to demonstrate, at a high level, how the land identified in the two policy areas can be comprehensively master planned to deliver a coordinated development accommodating the land uses identified in the two policies.
- 1.7 The document sets out the overarching principles that should guide the development of these two sites and the Indicative Framework Plan illustrates how the appropriate disposition of land uses will ensure that a complementary extension to Wixams can be achieved. The Indicative Framework Plan will also demonstrate how the development within the Draft Policy 63 area will deliver the Wixams countryside park that will provide a permanent parkland edge to the Wixams.
- 1.8 The Master Plan document provides the framework for the subsequent preparation of design codes for the two sites at later stages of the planning process.

Planning Policy Context

- 1.9 As set out in Section 1.4 Wixam Park comprises two sites which are the subject of separate policy allocations within separate development plan documents. The requirements of both policies are set out below:

POLICY MA3: [Land South of the Wixams \(Central Bedfordshire Site Allocations Development Plan Document, adopted April 2011\)](#)

- 1.10 Following the adoption of the 'Core Strategy and Development Management Policies Development Plan Document' (2009) in the north of Central Bedfordshire, the Council prepared and adopted a 'Site Allocations Development Plan Document' (DPD) which provided a greater level of detail on the location of development. Policy MA3 allocates the land south of the Wixams for mixed use development comprising:

- » 1,000+ dwellings;
- » A minimum of 5ha of employment land; and
- » Other uses as identified through the proposed Planning and Development Brief and Master Plan.

DRAFT POLICY 63: [Wixams Southern Extension \(Revised Pre-Submission Development Strategy, June 2014\)](#)

- 1.11 Draft Policy 63 allocates the land known as Wixams Southern Extension (land immediately south of the MA3 allocation) for a mixed use development comprising:

- » 500 dwellings; and
- » The Wixams countryside park.

- 1.12 The policies are presented in full in Appendix A of this document. This includes the draft Policy 63 currently included in the emerging Development Strategy. Once adopted, any potential refinements to Policy 63 that may occur through the Examination of the Development Strategy will apply to this Master Plan Document.

Land Ownership

- 1.13 Wixam Park is within different ownership to the core Wixams development and it is being brought forward by a number of parties who are committed to delivering a holistic development.

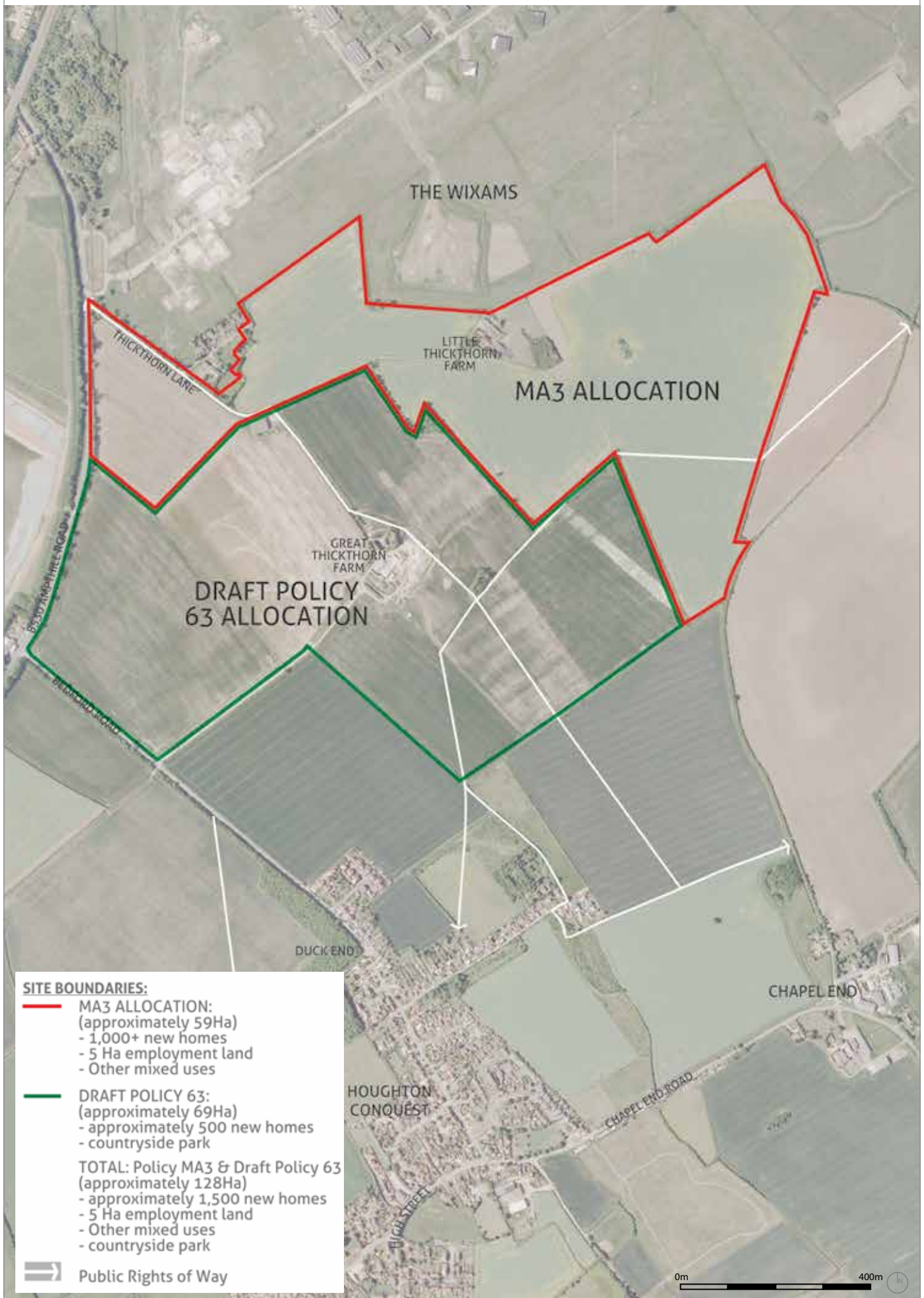


Figure 1b: Site Context: Aerial Photograph

2.0: Site Context

Wider Context

secure the ongoing environmental restoration of the area through a comprehensive tree planting and community engagement programme.

- 2.4 Due to the recognition of the area's potential to accommodate strategic growth, a major development opportunity was identified at Elstow Storage Depot for the Wixams new settlement. Wixams will deliver four new villages, a town centre and a new railway station. A Development Brief was prepared for the Elstow Storage Depot to set out how development should come forward at this site – see plan extracts as follows from the Elstow New Settlement Planning and Development Brief (Adopted September 1999). This Brief recognised the requirement for future expansion areas at the Wixams and identified these within the document. This strategic development demonstrates the area's suitability for large scale growth and this, together with other development in and around the Marston Vale, will help change the dynamic of the area and improve the historically damaged landscape.

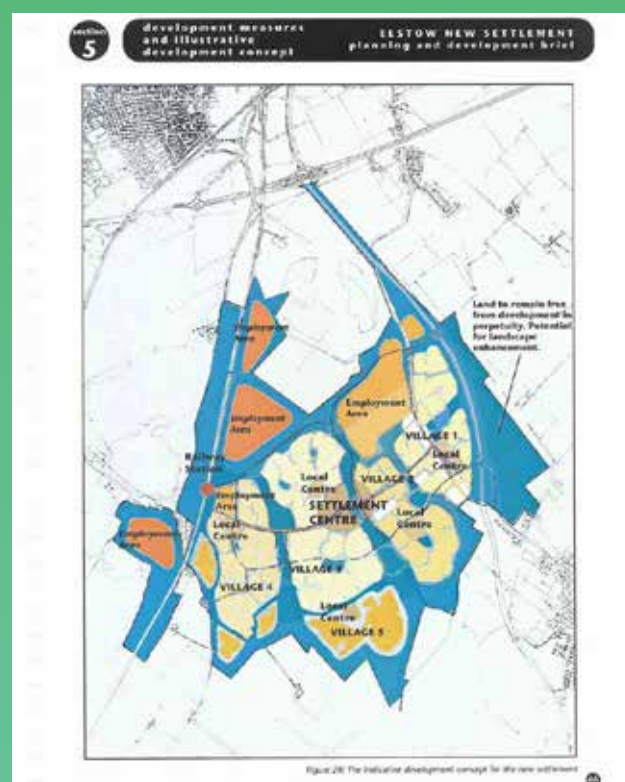
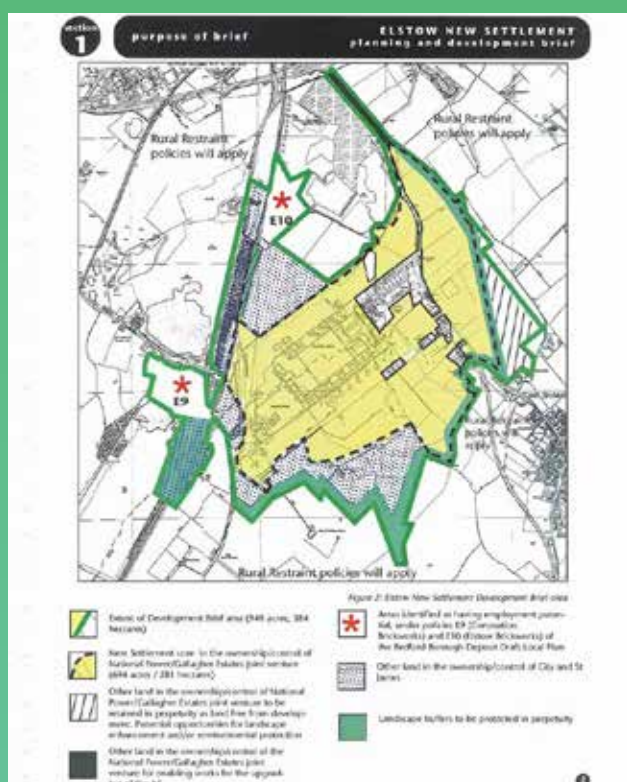




Figure 2a: Local Context Plan

Local Context

- 2.5 Wixam Park is located to the south of Bedford, west of the A6 and east of the B530. It is situated immediately south of the planned new settlement at Wixams and north of Houghton Conquest. Other settlements in closer proximity to Wixam Park include Stewartby and Kempston Hardwick to the west and Wilstead to the east beyond the A6.

Wixams

‘Core Area’

- 2.6 Wixams new settlement is a cross border development with parts of the site located within both Bedford Borough and Central Bedfordshire. The proposals for the ‘Core Area’ will deliver up to 4,500 homes with a mix of uses including employment, retail and community facilities. Within the ‘Core Area’ there will be a town centre created which will include a supermarket and secondary school to serve the whole of the new settlement. The homes will be delivered as four villages each with their own local facilities including primary schools and local shops. Planning permission has also recently been granted for a new railway station within Wixams; this is due for completion within the plan period and will provide direct connections to Bedford and Central London on the Midland Mainline.
- 2.7 At 2013, Village 1 on the eastern edge of the new settlement is now significantly built out with a considerable proportion of the homes occupied. Lakeview Primary School and a community centre are now complete together with retail facilities within the local centre.
- 2.8 The framework for the Wixams development was provided by the Elstow New Settlement Planning and Development Brief (1999). This document set out the high level development principles for the site and also established how the provision of community facilities would be determined in relation to the village approach. Subsequent to this document was the approval of the Wixams Master Plan itself.

Expansion Areas

- 2.9 The Elstow Development Brief also identified potential for additional growth of Wixams into Central Bedfordshire and Bedford Borough, confirming the principle that this is a sustainable location for growth.
- 2.10 Wixam Park, is the southern expansion area to the Wixams and will follow the established model of providing local facilities within the new village. It will play an important role in defining the built extent of the new settlement through the provision of the Wixams countryside park at the southern edge of the Draft Policy 63 area. When the new settlement is complete residents of Wixams will all benefit from access to the facilities in the town centre as well as to the amenities of the countryside park.
- 2.11 Development at Wixam Park will complement that undertaken at the Wixams; however by virtue of its role in aiding the transition to the countryside at this rural edge, Wixam Park will be of a lower density with generous provision of open space. Thus development at Wixam Park, whilst respecting the design principles adopted at Wixams, will have a different character to reinforce this transitional role.

Based on the Ordnance Survey's 1:5,000 map of 2012 with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright David Lock Associates, 50 North Thirteenth Street, Central Milton Keynes, MK9 3BP Licence number 100022533

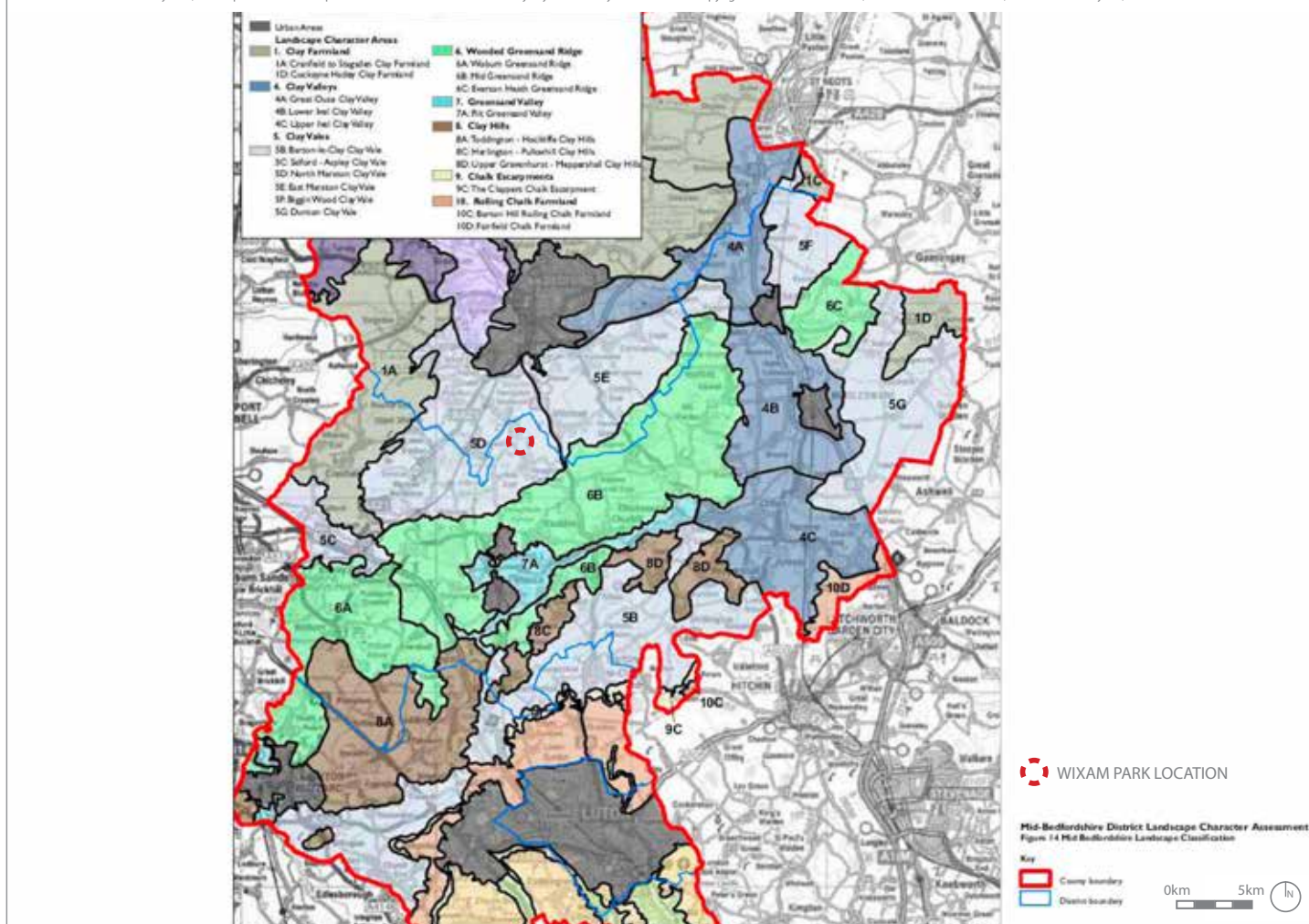


Figure 2b: Landscape Character Assessment

Houghton Conquest

- 2.12 Approximately 1km to the south-eastern boundary of Wixam Park is the village of Houghton Conquest, situated within the civil parish of the same name. This historic village has a population of approximately 1,500 and is positioned on Bedford Road between the B530 and the A6. By virtue of its heritage, Houghton Conquest has character that warrants a sensitive response and it is important that the character of this settlement is preserved through the considered design of Wixam Park, including the countryside park
- 2.13 Wixam Park is connected to Houghton Conquest via Public Rights of Way (illustrated on Figure 1a and covered further in Section 2.22).

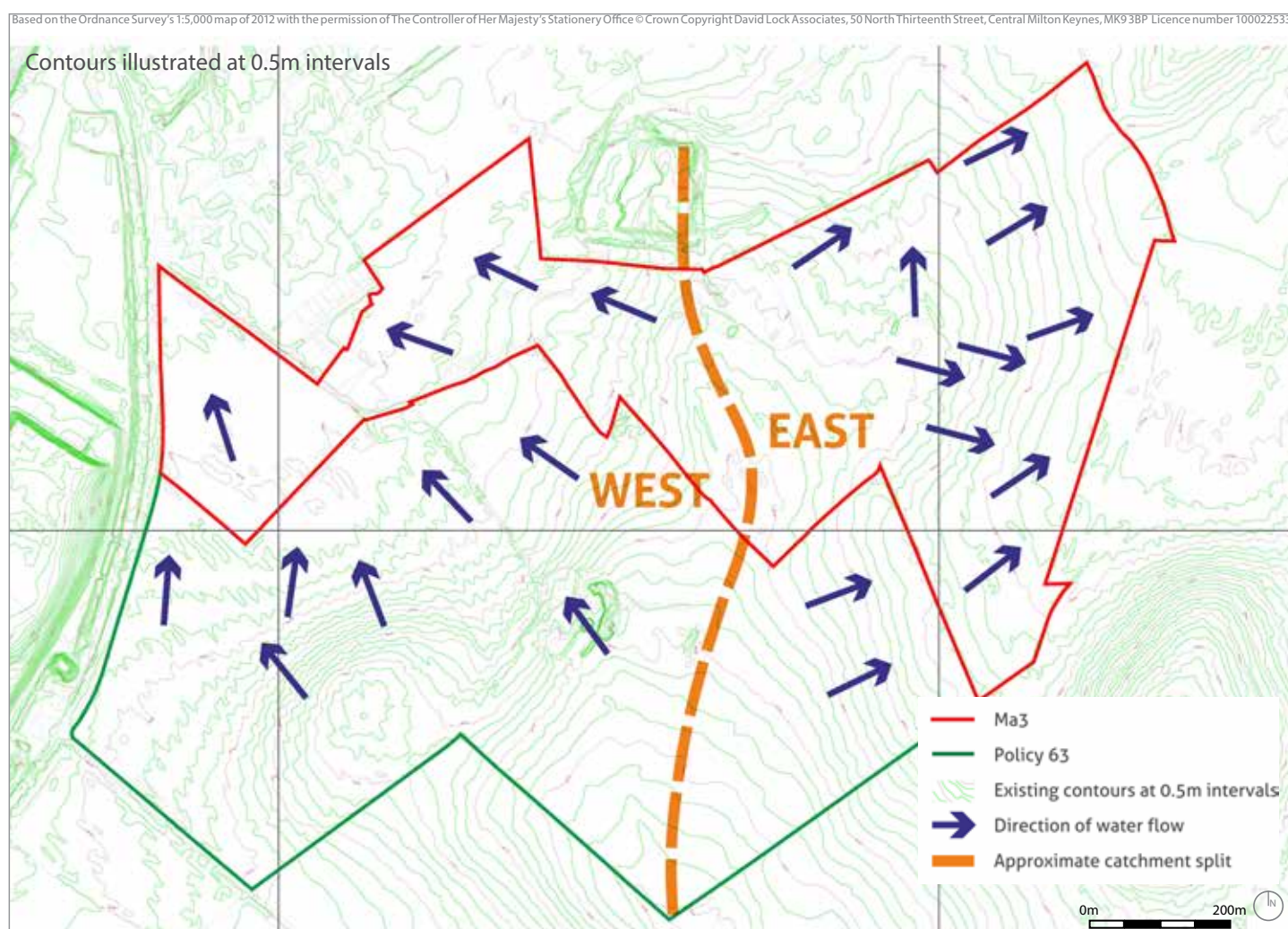
Existing Site Features

Local Landscape Setting

- 2.14 Wixam Park is situated within the Marston Vale, a clay valley and is bordered to its southern edge by the Greensand Ridge. Wixam Park is positioned within the Northern Marston Vale Clay Vale, as identified in the 'Mid Bedfordshire Landscape Character Assessment (2007) and as such is characterised as a "low lying flat landform providing distant views" that is bordered by and has a strong visual contrast to the elevated landscape of the Greensand Ridge. Figure 2b of the Mid Bedfordshire Landscape Character Assessment shows the position of Wixam Park in its wider landscape context.
- 2.15 Wixam Park is also located within approximately 1.5km of Kings Wood Site of Special Scientific Interest (SSSI) which is an important consideration in the wider green infrastructure context.

Topography

- 2.16 By virtue of its local landscape setting, Wixam Park is set within the predominantly flat landscape of the Valley floor. Strong visual connections to the Greensand Ridge some distance to the south of the site add diversity to the landscape character of the two sites. The MA3 policy area is more characteristic of a flat clay vale with distant views to Cardington Hangars and a close visual relationship with the new development at the Wixams as shown on Figure 2f – Site Assets Plan.
- 2.17 The Draft Policy 63 site has a more varied topography as it is positioned on slightly higher ground with a gently undulating landform as shown on Figure 2c – topography Plan. An internal site ridge line contains local eye level views directly to the south of the site and an area of higher ground in the south west of the site is a key landscape feature that adds diversity to this part of the site further articulating the sites setting and providing views into and out of Wixam Park. These key views and the topography of the site are illustrated on Figure 2f Site Assets Plan.
- 2.18 The topography of the site is a key influence on the surface water drainage network within the two sites and the gentle undulation naturally creates broad drainage catchments as shown on the Figure 2c.



14 Figure 2c: Topography Plan (Contours illustrated at 0.5m intervals)

Landscape features

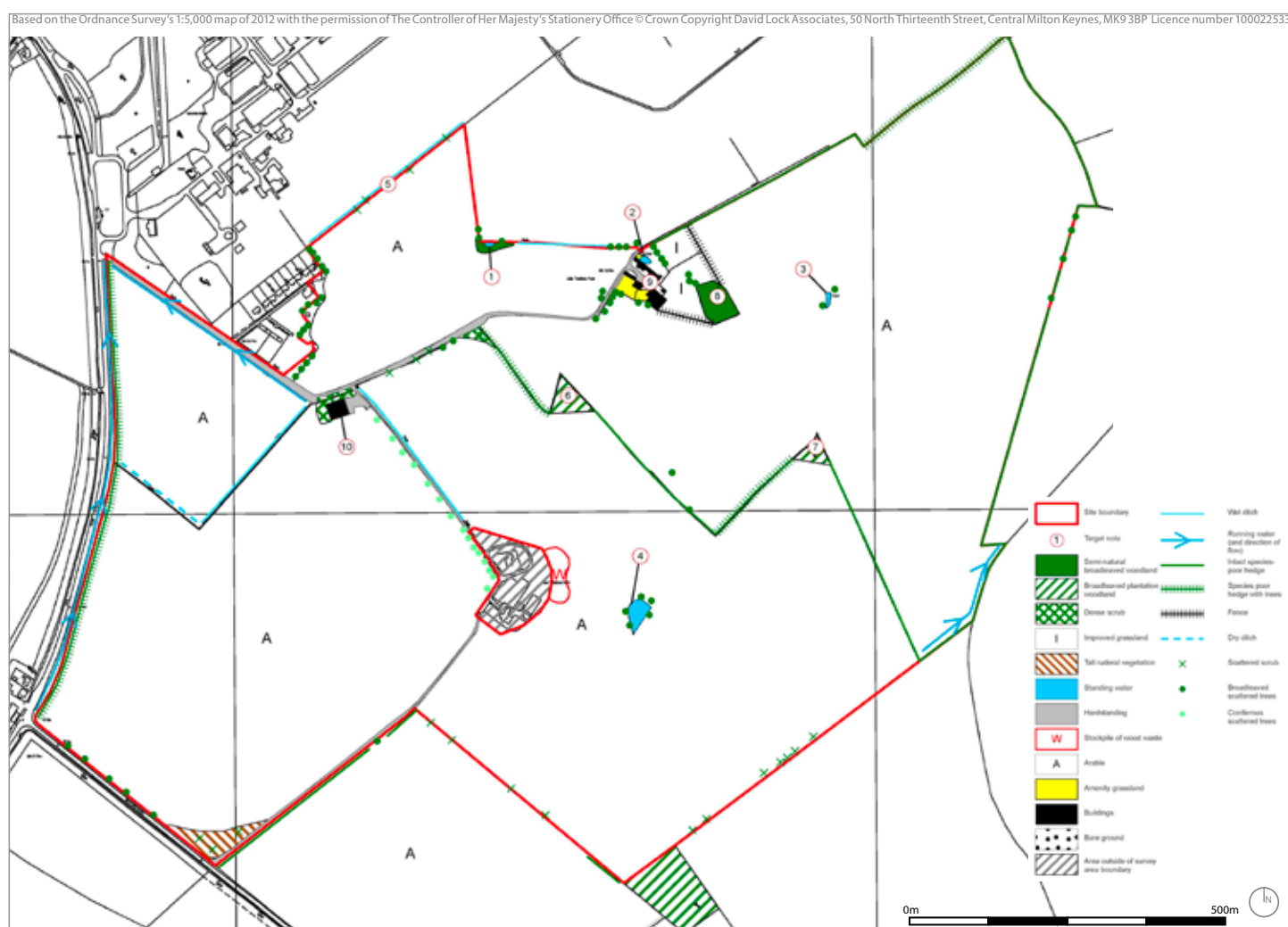
2.19 The landscape is defined by agriculture, with the fields of both policy areas currently under arable production. A Phase 1 Habitat Survey has been undertaken by BSG Ecology and this demonstrates that the site is relatively low in ecological value with scope for biodiversity enhancements as part of any future development proposals. This Phase 1 survey is summarised at Figure 2d. Vegetation within the site includes:

- » semi-mature tree groups and hedgerows that predominantly follow the site boundaries and field edges;

- » small pockets of young woodland interspersed with rough grassland and scrub;
- » a small copse is also located to the east of Little Thickthorn Farm;

2.20 The hedgerows and groups of trees have limited ecological value but in places provide visual structuring to the site and have the potential for biodiversity enhancement.

2.21 Other site features include four small ponds, three of which are within the MA3 policy area associated with the landholdings of Little Thickthorn Farm.



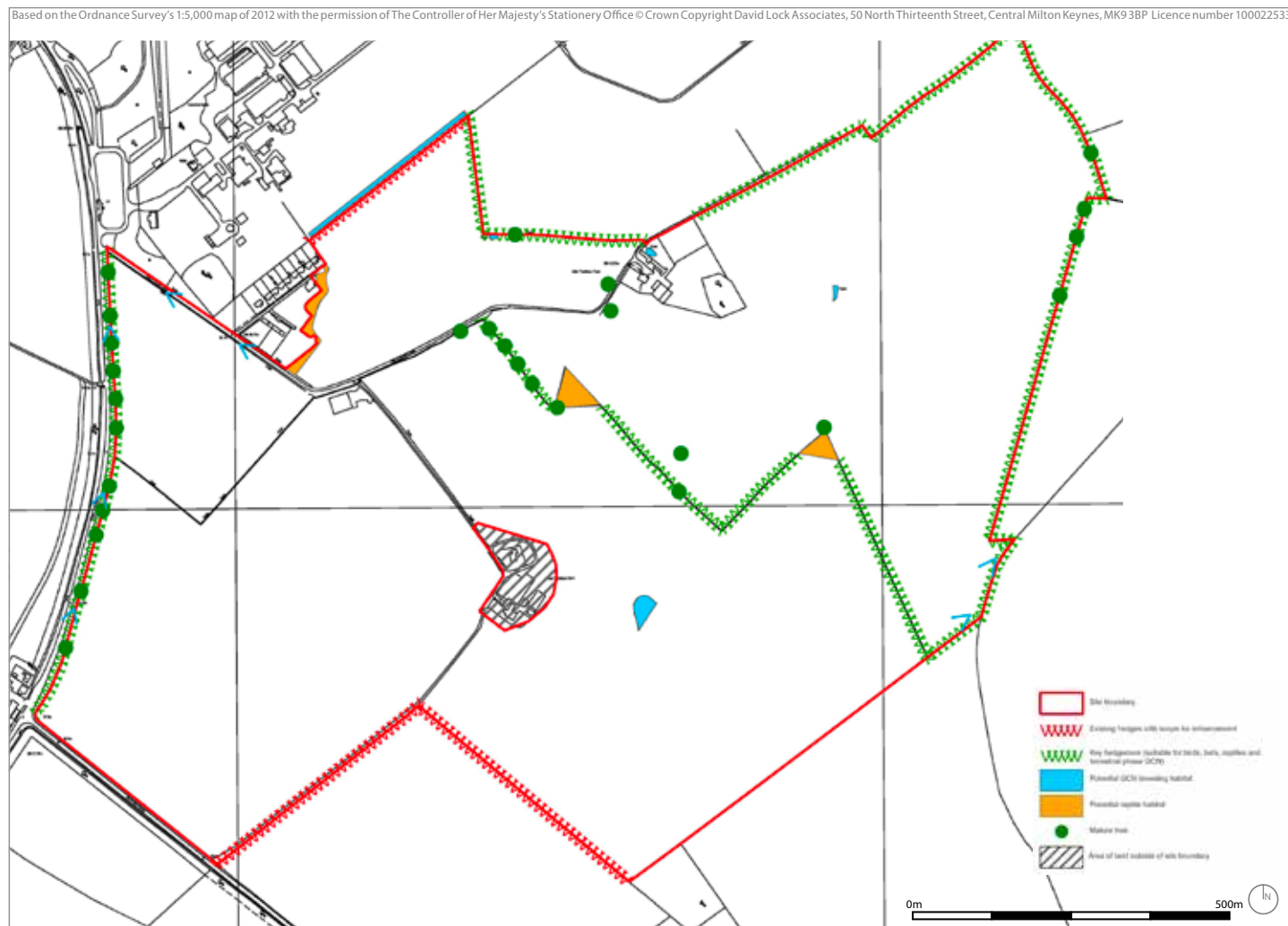


Figure 2e: Ecological Constraints & Opportunities

Notable Built Form

The wood chip storage area and associated buildings dominate the landscape of the Draft Policy 63 area. The limited intrinsic ecological value of the site is demonstrated by Figure 2e – Ecological Constraints and Opportunities.

- 2.22 The site has no recorded heritage assets however, given the local historic environment which demonstrates a varied history for this area, archaeological technical assessments will be required as part of the future planning process. Locally, the Stewartby Brickworks Chimneys are a designated heritage asset and are Grade II Listed, they provide an important landmark in the wider countryside.

- 2.23 There are main two elements of existing built form within Wixam Park:

- » the buildings associated with Little Thickthorn Farm (a two storey traditional brick built farmhouse which is considered to have some value in architectural terms, although the structural quality of the building is unknown) in the MA3 policy area; and
- » the buildings associated with Great Thickthorn Farm (a relatively modern building with associated bungalow of a similar mid to late 20th Century construction) further south in the Draft Policy 63 area.

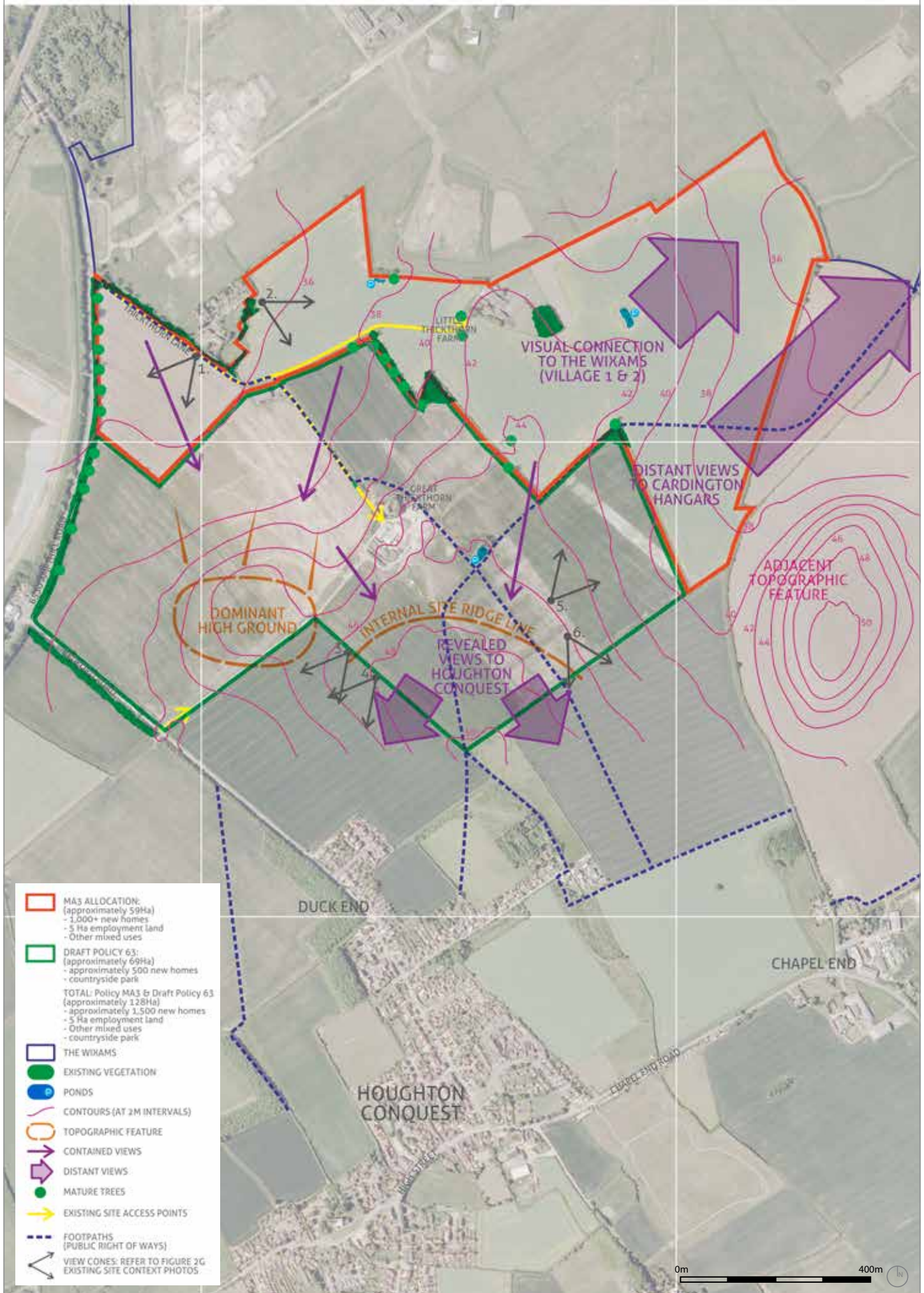


Figure 2f: Site Assets Plan

Access

- 2.24 Both Policy MA3 and the Draft Policy 63 areas immediately abut the B530 which forms the western edge to the site and links Bedford to Ampthill. The southern boundary of the site is formed, in part, by Bedford Road which connects Houghton Conquest to the B530. The site is currently accessed at two points:
- » from the B530 via Thickthorn Lane (an existing single track lane) which provides the northern boundary to the site at this point; and
 - » from a low order single unmetalled track that connects Great Thickthorn Farm to Bedford Road, this track is currently used as the main access for delivery vehicles to the waste wood recycling facility at the farm.
- 2.25 The site is crossed by three designated public footpaths (FPA):
- » FPA 9 runs along Thickthorn Lane in the west of the site within MA3;
 - » FPA 10 and FPA 12 connect with FPA9.
- 2.26 Both FPA 10 and FPA 12 lie within Draft Policy 63 and provide links to Houghton Conquest. FPA 10 also connects the site through to the B530 and FPA 9, which traverses the site, links to the A6. These footpath connections are shown on Figure 2f – Site Assets Plan.

Rail – Wixams Station

- 2.27 The site's immediate relationship with the Wixams new settlement, particularly the physical proximity of the planned new railway station, provides a significant opportunity for Wixam Park in terms of strategic connections. An existing right of way from Wixams Park connects the site to the B530 and provides connectivity with the planned new station. Further access points will be designed into the development to encourage convenient access to the Station for walking and cycling in particular. Once operational this will provide regular services to Bedford and London on the Midland Mainline.

PHOTOGRAPHS FROM VIEW CONES:
REFER TO FIGURE 2F: SITE ASSETS
PLAN FOR LOCATION FO VIEW CONES



1. View south from Thickthorn Lane



2. View to Little Thickthorn Farm



3. View south to Houghton Conquest



4. View south to Houghton Conquest close up



5. View north east to Cardington hangers



6. View South to Chapel End Road

3.0: Vision for Wixam Park

The vision for Wixam Park will help meet the housing needs of Central Bedfordshire through the creation of a sustainable, southern extension to Wixams. Wixam Park will be integrated with the core area through holistic master planning and shared design aspiration. Wixams countryside park, an attractive, permanent multi-functional area of parkland, forms an important part of the scheme which will bring amenity benefits for the new settlement as a whole.

Wixam Park will bring new life into this part of the Vale. People can walk or cycle to Wixams town centre and station, whilst within Wixam Park, local facilities, green spaces and the new countryside park will be accessible to both new and existing communities.

The layout and density of the built environment will be designed to protect the amenity of those already living in Wixams and Houghton Conquest. New parkland and green spaces within Wixam Park will influence the style of buildings and help integrate new homes into the landscape, creating an effective transition from the urban core of Wixams to the countryside to the south.

4.0: Master Plan Proposals

Land Use Mix

- 4.1 The Indicative Framework Plan for Wixam Park is presented in Figure 4a. The Indicative Framework Plan illustrates how the policy areas can be best utilised to accommodate the development quantum's established in the development plan policies.
- 4.2 The Indicative Framework Plan presents one way of delivering policy requirements, other layout forms may also be possible, but importantly the Indicative Framework Plan shows that the site has capacity to accommodate the land uses required. It establishes a high level framework for development which will be subject to more detailed design testing at the point of preparing any future planning applications for the site.
- 4.3 The land use mix for the site is established by the policy descriptions for MA3 and Draft Policy 63 areas. The key land uses include:
- » Residential – circa 1,500 homes, including a mixture of types and tenures;
 - » Employment – circa 5 hectares of employment land;
 - » Education – Primary School (at circa 1.95ha site area) and associated Early Years provision;
 - » Local Centre – small scale facilities for local community that are complementary to those at the Wixams;
 - » Primary Infrastructure – streets and access infrastructure to provide access to, and through the site;
 - » Wixams countryside park – strategic open space that provides a permanent southern boundary to Wixam Park and comprises a range of landscape features that include:
 - ~ Woodland;
 - ~ Formal Open Space, recreation & sports pitches;
 - ~ Play Areas;
 - ~ Linear Parks; and
 - ~ Informal footpaths and existing Public Rights of Way.

Design Rationale

4.4 The Indicative Framework Plan has been informed by design rationale including:

DESIGN RATIONALE 1: Creating a community:
Wixam Park will function as one of the Wixams' villages and will eventually look north for its higher order facilities. North – south connectivity will ensure that residents across the new settlement can all access the facilities in both the country park and the town centre.

DESIGN RATIONALE 2: Delivering a complementary mix of uses for Wixams and Wixam Park:
A holistic approach to the scale and type of land uses that are provided at Wixam Park is required to ensure that a viable mix of uses is delivered and that there is not an under or overprovision of any particular uses or facilities. The Wixams and Wixam Park will complement each other in the facilities that they provide. The Wixams will provide central facilities in the core area including town centre shops and services, community facilities, secondary schooling and the new station which will be used and drawn upon by occupants of Wixams Park. Conversely, Wixams Park will provide the Wixams countryside park which will be accessible to all residents of the wider Wixams settlement being created. Within the new Wixam Park neighbourhood a range of complementary local amenities will also be provided including primary schooling, pre-schooling, a community building, parkland open space, playing pitches, children's play areas, allotments and a community orchard.

DESIGN RATIONALE 3: Defining the edge of Wixams:
The Wixams countryside park, provided as part of Draft Policy 63, will create a permanent parkland edge to the entire Wixams development and will provide a robust physical and visual buffer between the new settlement and the historic village of Houghton Conquest. The provision of an extensive green infrastructure network will help Wixam Park to facilitate the transition from the more urban character of the Wixams to the open countryside to the south.

DESIGN RATIONALE 4: Creating a permeable development:
Wixam Park should be accessible by a range of sustainable modes of travel thereby enabling the development to be well connected by public transport to local employment opportunities and other key facilities. Safe and efficient walking and cycling routes will be provided to create a permeable development and community facilities will be located in a central location to encourage sustainable movement within Wixam Park.

Indicative Framework Plan Layout

- 4.5 The Indicative Framework Plan layout has been informed by the following key design considerations:
- » Wixams countryside park – to be located on the southern edge of the Draft Policy 63 area as strategic green infrastructure for Wixam Park and the Wixams, providing an attractive, functional parkland space for the new community and the existing village of Houghton Conquest and surrounding villages. The character of the countryside park is intended to extend into the Wixam Park development through the provision of green corridors. These will be designed and located to join up with the green corridors shown on the approved master plan for Wixams.
 - » Access – two key points of highway access will be provided from the B530. One to the north within Policy MA3 will be a higher order access which provides the primary route into the site and then a secondary lower order southern access will be provided into the Draft Policy 63 area. Secondary access connections will also provide convenient access between Wixam Park and The Wixams. These will be designed and located with reference to the approved Wixams master plan.
 - » Residential development – with higher density development on the northern site edge aiding the transition from the Wixams and lower densities to the south of the site adjacent to the countryside park providing a more rural feel to the development.
 - » Employment – sites for employment development to be easily accessible both from the development and the highway network. To be located in a prominent position that is visible from the gateway to the site and from the primary street through the site leading to the local centre.
 - » Community facilities – including a primary school, early years centre, community centre(s), small scale local centre facilities and sports pitches to be centrally located to maximise accessibility for all residents and support the concept of ‘walkable communities’ as well as allotments and a community orchard within the green infrastructure network.
 - » Site assets – to seek the protection of heritage and ecological assets whilst aiming to achieve higher levels of biodiversity within an enhanced network of green corridors.



24 Figure 4a: Indicative Framework Plan

SITE BOUNDARIES

-  MA 3 ALLOCATION
-  DRAFT POLICY 63 ALLOCATION




LAND USES & KEY FRONTAGES

-  RESIDENTIAL
-  EMPLOYMENT
-  PRIMARY SCHOOL (2 FORM ENTRY)
-  LOCATION OF LOCAL CENTRE





FORMAL OPEN SPACE

-  SPORTS PITCHES
-  CHILDREN'S PLAY AREAS :
-  COMBINED NEAP/LEAP/LAP
-  COMBINED LEAP/LAP
-  SUPER LAP

INFORMAL OPEN SPACE

-  AMENITY OPEN SPACE
-  RETAINED VEGETATION
-  PROPOSED PLANTING

LANDSCAPE FEATURES

-  ATTENUATION FEATURE (POTENTIAL LOCATION)
-  EXISTING PONDS
-  ALLOTMENT / COMMUNITY ORCHARD
-  LANDSCAPE FEATURE

ACCESS FEATURE

-  MAIN ACCESS POINTS
-  MAIN ROUTES
-  FOOTPATH (FPA) (PUBLIC RIGHT OF WAY)
-  INFORMAL FOOTPATHS
-  POTENTIAL CONNECTION TO WIXAMS
-  KEY DESTINATION (COMMUNITY FACILITIES)

NOTE

-  WIXAMS 'CORE AREA' IS AN APPROVED DEVELOPMENT UNDER THE CONTROL OF GALLAGHER ESTATES

Residential

- 4.6 Wixam Park will accommodate the residential development as specified by Policy MA3 and Draft Policy 63, providing approximately 1,500 homes.
- 4.7 The residential development will comprise a mixture of types and tenures of new homes, to help create a mixed new community that can accommodate a range of households. There will be a provision of affordable housing to a level commensurate with the scale of the development proposed and in accordance with the policies of Central Bedfordshire.

Residential Layout & Density

- 4.8 The Indicative Framework Plan illustrates how a variety of residential development parcels can be distributed across the site. The parcels are arranged to take account of a variety of site features and urban design features including:
- » existing landscape features;
 - » existing, retained public rights of way;
 - » proposed points of access and circulation;
 - » proposed countryside park and its network of open space; and
 - » central provision of community facilities – education, sports and recreation.

Character Areas

- 4.9 To ensure that the development integrates well with the Wixams core area to the north and responds to the landscape to the south, a series of character areas have been identified to aid this transition. Subtle changes in the built character through the site will ensure that the correct design response is achieved to help the development integrate well with its adjacent land uses. These indicative character areas are shown on Figure 4b and illustrated in a range of precedent photographs in Figure 4c. The design response required in the character areas is explained below:

Wixams Transition

- » The 'Wixams Transition' character area is located where Wixam Park immediately abuts the main Wixams development. Here residential development should be of a medium density (circa 35-40dph) to reflect the character of the Wixams with a more compact built form. Key frontages, important streets and key spaces should be enhanced through a subtle increase in building heights, although these will not exceed 2.5 storeys across the site. It is important that development in this area should address the open space that is provided at the southern edge of the Wixams, ensuring that the northern boundary of Wixam Park has a positive interface with the adjoining community through appropriate orientation of buildings and accommodating potential linkages between the two sites.

Residential Core

- » This character area represents the heart of Wixam Park where residential development should be of a medium density (circa 30-35dph). The compact, higher density character of the Wixams should become less prevalent as a generous provision of open space permeates through this part of the development. The community core provides a focal point within this character area with the local centre, community facilities, school and formal sports provision located at the centre of the residential development.

Park Edge

- » This character area will address the parkland edge provided by the Wixams countryside park. Development here should be of the lowest density (circa 25-30dph) and the built form should become increasingly fragmented to allow the green infrastructure to dominate the landscape in this area as the development facilitates the transition to open countryside. In this location buildings should be orientated to provide a positive interface with the countryside park and the lower residential density and building heights together with larger gardens and generous provision of open space will provide an attractive landscape setting. This will ensure that the development will integrate well with the adjacent countryside park and allow the rural character of the open countryside to permeate into the built form. A sensitive approach to development in this location will allow the natural landscape to integrate with the built form to provide a high quality environment and also respect the wider setting of Houghton Conquest.



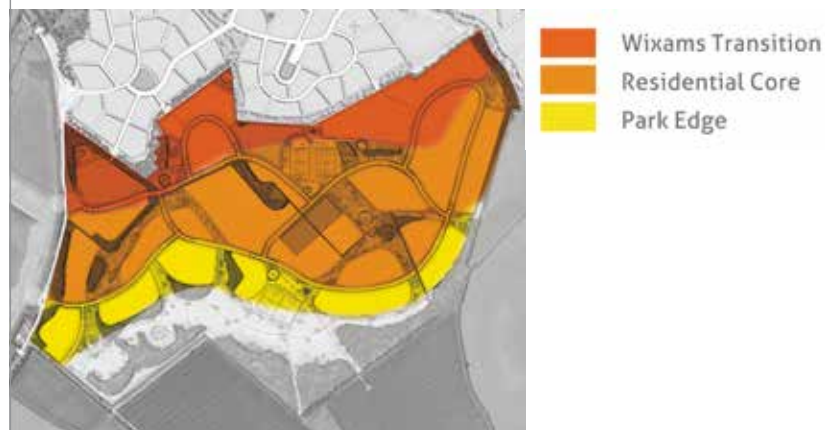
Figure 4b: Indicative Character Areas Plan

Important residential frontages

4.10 Residential density and character will be explored in greater detail in future stages of the design process (for instance in Design Codes and/or Design Guidance that will be in place prior to the submission of Reserved Matters Applications).

4.11 The most important residential frontages include the development blocks that address key Indicative Framework Plan features including :

- » Wixams countryside park – which will be fronted primarily by lower density development, especially in the residential parcels closest to southern boundary;
- » Wixams edge – where development must positively address the physical relationship between Wixams and Wixam Park and front onto the open space to the south of Wixams.



WIXAMS TRANSITION PRECEDENT PHOTOS



Medium-higher density



Housing at The Wixams



Housing & public realm landscape



Housing & incidental open space

RESIDENTIAL CORE PRECEDENT PHOTOS



Homes addressing open space



Housing set around public spaces incorporating play



Primary School precedent - Monkston, Milton Keynes



Wixams Local Centre facilities - smaller scale provision possible at Wixam Park

PARK EDGE PRECEDENT PHOTOS



Contemporary design



Homes set in landscape



Housing addressing the Park



Larger plots on park edge

- » Primary routes through the site – may be addressed by a more formal arrangement of residential development fronting the street, helping to frame the primary street, reinforcing the hierarchy of the routes with increased density;
- » Central community facilities (including small scale local centre and primary school) – could be addressed by higher density, taller homes to create a greater sense of critical mass in the heart of the development.
- » Gateways to the site – including the main and secondary points of access from the B530 should be addressed by strong built frontages, to ensure that development fronts main access points, potentially with use of continuity of building frontage line.

Community facilities

- 4.12 The Indicative Framework Plan has been designed to create a series of key destinations along a central desire line through the heart of the development. This is focused around a community hub where the local centre, school, formal sports facilities and main children's play facilities are co-located at the heart of the site. A green corridor provides a continuous connection between these destinations leading down to the countryside park where there are further formal sports and play provision and the potential for an additional community facility associated with the countryside park and the proposed sports pitches. The central location of the community facilities within the new neighbourhood being created and their position within a connected green corridor has been conceived to maximise accessibility for the greatest number of residents, supporting the concept of walkable neighbourhoods.

- 4.13 Community facilities have been centrally placed to create a strong cluster where multiple uses can support each other and multi-purpose trips can be facilitated. This will help improve accessibility, increase footfall through greater passing trade and patronage and will assist in supporting the viability of local facilities. Clustering community facilities can also help to create a sense of identity for the new development through encouraging social interaction and community cohesion. This is particular prevalent where schools are located at the heart of the community in close proximity of children's play areas and retail facilities. Therefore the Wixam Park Indicative Framework Plan has created a central community hub to facilitate such interaction in a location that is well connected by safe and direct pedestrian and cycle routes.

- 4.14 The mixed use area of community facilities includes provision for a small local centre to include a mixture of small scale community facilities that will be complementary to those in the Wixams.

- 4.15 The community facilities are likely to comprise:
- » Primary School – 2 form of entry primary school with site area of approx 1.95ha including playing pitch provision (following advice from CBC Education).
 - » Nursery Pre-School – provision for early years to be located adjacent to the primary school, within the 1.95ha site area.
 - » Community Building – providing a central community meeting hall for events and potentially designed to accommodate some indoor sports (for instance badminton) to be determined at a more detailed stage of design.

Employment

- 4.16 Sites for employment development will be provided in accordance with Policy MA3 to help facilitate job creation. There will be provision for 5 hectares of general employment uses, these will be determined by market demand and the details of which will need to be established at subsequent stages of planning and design. The land for employment development is provided in the form of land parcels located in two key locations and could comprise:
- » Entrance Gateway – prominent employment development parcel located at the main point of access to the site, this site benefits from excellent visibility at the gateway to the site with direct access from the B530. A special design response to this employment parcel will be required to enhance its important position within the site.
 - » Central employment hub – an alternative employment location is created with two development parcels positioned in the centre of the development, adjacent to the other community facilities. This location also benefits from excellent accessibility with direct frontage on the primary access spine that runs through the site. This area could be suitable for other employment generating uses.

Utilities and Surface Water Drainage Infrastructure

- 4.17 The required utilities infrastructure (electricity, gas, potable water and telecommunication) will be provided within the development and considered as an integral part of the phasing of the sites. Potential connections into existing supplies will be discussed with relevant providers, and an appropriate foul drainage strategy, including assessment of the location and capacity of the waste water treatment works will also be agreed with Anglian Water at subsequent stages of design. Other important infrastructure, including superfast broadband, will be delivered as soon as practically possible.
- 4.18 There is now a requirement to provide surface water attenuation within development sites and this has been considered as part of the master planning for the MA3 and draft Policy 63 sites. An initial assessment of the topography and surface water drainage network within the two sites has been undertaken and this enabled the general arrangement of required attenuation features to be defined. These indicative locations are indicated on the Indicative Framework Plan. Together these attenuation features will provide a high level surface water drainage strategy for Wixam Park which demonstrates that surface water can be managed within the site.

4.19 The green infrastructure and movement networks have been designed to make an allowance for accommodating the necessary surface water attenuation features, as have been identified through the initial drainage assessment. However, the precise extent, capacity and detailed specification of the Sustainable Drainage (SuDS) features will be determined at detailed stages of planning and design and at relevant stages, a Flood Risk Assessment will be prepared and submitted to Central Bedfordshire Council to confirm the surface water drainage arrangements. The open space within the Indicative Framework Plan has been designed to be multi-functional so that it can facilitate surface water drainage as well as provide for biodiversity and general amenity purposes.

Sustainability

- 4.20 Any development at Wixam Park should be designed to incorporate the principles of sustainable development and development proposals will be encouraged and expected to integrate energy, water and waste efficient design considerations.
- 4.21 The key principles that should be considered in the future design of development proposals include the following:
- Solar management through orientation - optimise energy efficiency through appropriate orientation of buildings in order to achieve passive solar gains and minimise energy use;
 - Minimise the energy demand of the buildings – through energy efficient plot and building design, this should include consideration to the internal layout of buildings and orientation of ‘liveable rooms’, natural daylighting, and passive ventilation.
 - Minimising water use – consideration should be given to the efficient management of water including the incorporation of SuDS, water efficiency in buildings and design of the landscape of public realm to achieve a higher level of source control.
 - Renewable energy generation – consideration should be given to the incorporation of renewable and low carbon energy solutions where possible and viable;
 - Waste minimisation – consideration should be given to re-use and recycling of waste and should seek to accommodate the local authorities waste collection requirements.
 - Sustainable travel – any future proposals should incorporate a network of pedestrian and cycle routes to encourage sustainable modes of travel.

5.0: Landscape Design Proposals

Landscape Framework

5.1 The character of Wixam Park will be heavily influenced by its parkland setting providing a development that is distinct to that within the Wixams 'Core Area'. An extensive network of green infrastructure will permeate through the development allowing the neighbourhoods to sit within an attractive natural landscape. This will include the provision of the Wixams countryside park, a multi-functional park along the southern edge of the development and substantial green corridors containing informal recreational space, landscaped leisure routes, formal open space, areas of woodland and children's play areas which will link into the countryside park providing a connected green infrastructure network.

5.2 The Landscape Framework has been informed by a number of key principles including:

- » Retaining existing vegetation where possible;
- » Retaining existing Public Rights of Way along their current alignments as far as possible;
- » Creating an extensive network of green infrastructure to provide a natural setting for the development;
- » Enabling the transition between built development to the open countryside;
- » Providing a positive development and landscape edge to Wixams;
- » Providing a robust parkland edge to the Wixams new settlement that can provide a strong green edge in perpetuity;
- » Ensuring the setting of and views from Houghton Conquest are protected;
- » Facilitating surface water drainage attenuation (SuDS).

Wixams countryside park

- 5.3 The Wixams countryside park is an important strategic open space for the whole of the Wixams new settlement and will provide an attractive and permanent parkland edge to the development that will protect this part of the site from further development by creating a definitive boundary to the entire Wixams new settlement. It will also contribute towards the coverage of the Forest of Marston Vale and its location fits well with the strategic aims of the Forest Plan. The Wixams countryside park will be planned alongside the draft Policy 63 area and will be delivered as soon as practically possible.
- 5.4 Further work on the countryside park will take in to account relevant design guidance, including the Accessible Natural Greenspace Standard (ANGSt). It is designed to be a multi-functional space including circular walks, picnic areas, belts of new woodland and gladed open spaces together with the potential for formal open space provision, natural play areas and SuDS. The Wixams countryside park will be an area of natural parkland with a naturalistic form providing informal recreation opportunities and managed for biodiversity purposes.
- 5.5 It will also have an important role in protecting the setting of and views from Houghton Conquest and therefore carefully positioned woodland planting will be used to provide an appropriate landscape between Wixam Park and the existing village to the south. Belts of tree planting will help blend the new woodland with the existing landscape features and wider landscape context.
- 5.6 The countryside park will include footpaths that will incorporate the existing Public Rights of Way as well as providing new informal routes that will ensure full public access to the park. Where the two existing Public Rights of Way converge within the park this has been identified as a key community destination and the potential for further formal open space provision and an associated community facility has been indicated on the Indicative Framework Plan in this location. This will help provide a sense of identity and activity within this part of the site and will also assist in wayfinding and improving the legibility and functionality of the Wixams countryside park. This will become a key navigation point within the movement network, providing direct onward pedestrian/cycle connections north towards the community hub and the railway station within Wixams.

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Figure 5a: Indicative Landscape Design Plan

Public Open Space

Informal Open Space

- 5.7 The green infrastructure within the site is to include both formal and informal open space. The disposition of informal open space is informed by the desire to retain existing planting whilst creating an interconnected network of green corridors that will fulfil recreational, biodiversity and surface water drainage purposes.
- 5.8 The open space network makes provision for accommodating surface water attenuation features and these are identified on the Indicative Framework Plan, although further opportunities for attenuation will be achieved within the development parcels to be determined through the detailed design.
- 5.9 Within the informal open space existing planting is to be retained where possible and supplemented with additional small areas of woodland planting to help reduce the visual impact of the development with particular consideration to protecting views from Houghton Conquest. A Landscape Strategy has been undertaken for both of the policy areas to determine where strategic planting is necessary to mitigate visual impact; the findings of this Strategy have influenced the careful retention of woodland throughout the site and the placement of new woodland planting.

Formal Open Space

- 5.10 The formal open space provision will accord with Central Bedfordshire's policy requirements. This will comprise formal sports pitches although at this stage the actual type of provision will remain flexible to accommodate various pitch configurations until such a time as the exact uses are determined.
- 5.11 The formal open space for the MA3 area is primarily focused around the community facilities hub in the heart of the site where it will be co-located with a children's play area accommodating a combined NEAP / LEAP / LAP. This position for larger sports pitches takes advantage of a flatter topography in this part of the site and the central location provides accessibility to all local residents. Connections are provided northwards to the Wixams and to the Wixams countryside park in the south through a focal green corridor containing safe and direct pedestrian links to the other key destinations within the site.
- 5.12 To meet the formal open space requirements of the Draft Policy 63 area further formal sports provision is provided in the northern part of the Wixams countryside park, connected by the central green corridor to the community facilities within the MA3 area. This formal sports provision is located in immediate proximity of where the two existing Public Rights of Way intersect providing an opportunity for a community facility associated with the pitches and the Wixams countryside park. Appropriate ancillary facilities will be provided with each of the formal open spaces, the scope and design of these is to be determined at subsequent stages of the planning process.

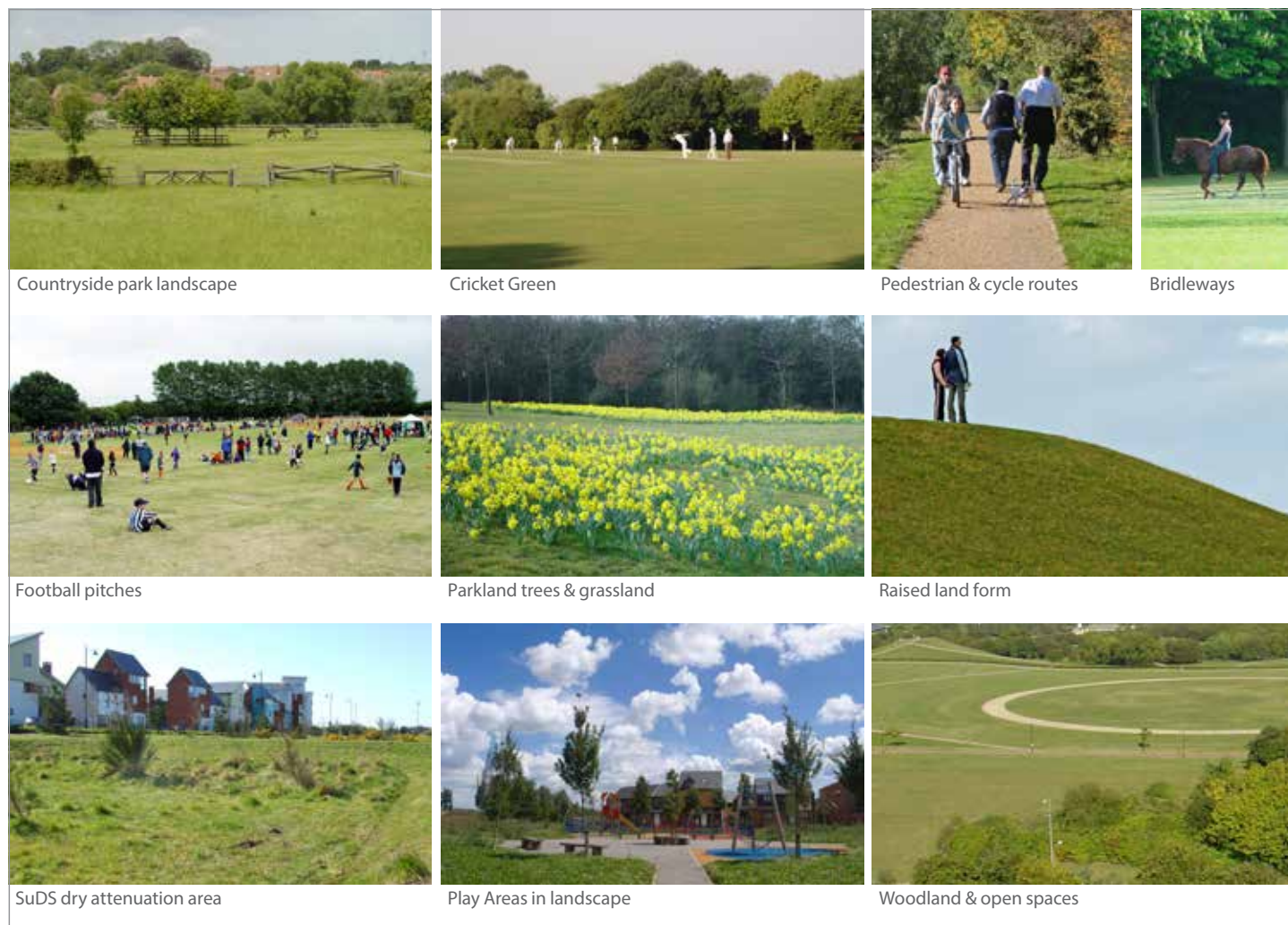


Figure 5b: Landscape Design Precedents

Play Areas

5.13 Provision for children's play areas will accord with Central Bedfordshire's policy requirements and will comprise of two combined NEAP / LEAP / LAP play areas, one of which is to be located centrally in the heart of the scheme, two combined LEAP / LAP play areas and two super LAPs. The indicative positions of these are shown on the Indicative Framework Plan, to ensure that there is an even distribution throughout the scheme and facilitate ease of access. However, their precise position and distribution will be refined at subsequent stages of the planning process. Such future refinements will ensure that at least an equivalent level of play value will be provided.

5.14 The potential locations of play areas have been identified on the Indicative Framework Plan and their disposition has been carefully considered to take account of the needs of Wixam Park whilst also addressing the planned provision of play facilities in the neighbouring Wixams 'Core Area' to ensure that they are distributed evenly across the site. It should be noted that equally residents of Wixam Park will have easy access to play facilities within the Wixams and this has been taken into account in the preparation of the Indicative Framework Plan.

6.0: Access Design Proposals

Points of Access

- 6.1 The movement framework for Wixam Park has been designed with the aim of creating a legible and coherent development which will connect with the main part of Wixams new settlement and its emerging facilities, in particular the proposed secondary school, railway station and town centre. An interconnected network of primary and secondary streets and pedestrian and cycle routes will be provided to ensure that the development has a high level of permeability and promotes direct and efficient access to the local facilities and employment areas as well as encouraging connections with Wixams.
- 6.2 There is an important existing context within which the access proposals for Wixam Park have been developed by virtue of the site's location as an extension to Wixams. The additional development to be delivered at Wixam Park is provided in a location which already benefits from considerable investment in strategic highway infrastructure, whilst also being able to take advantage of sustainable patterns of travel due to the proximity of a new rail station at Wixams and the emerging bus networks.
- 6.3 A mixed-use development of the scale proposed at Wixam Park which provides a balance of facilities and amenities on-site will encourage a reduction in the need to travel by car, minimise journey lengths, and has the potential to reduce out-commuting. This will be further enhanced by the site's close physical relationship with Wixams 'Core Area' where further amenities and employment opportunities will be available.
- 6.4 The Indicative Framework Plan for Wixam Park has been predicated on the principle of 'Walkable Neighbourhoods' ensuring the provision of direct routes between the key facilities and the co-location of community services in order to maximise the number of residents walking and cycling within the development.
- 6.5 The Indicative Framework Plan shows two points of access into the site, both from the B530, the southernmost of which connects through to Bedford Road. The principal access is to be provided within the MA3 policy area and this will create the main gateway into the site. This will take the form of a new roundabout on the B530 that will provide immediate access onto the primary street network within the development. Initial transport modelling has demonstrated that this access is capable of serving the quantum of development proposed in the MA3 area and will provide the principal route through to employment areas, the local centre, and the primary school. Access into all of the development parcels within the MA3 land will be achieved from this principal route into the development via the primary and secondary street network. Both employment and residential areas will front this access to define the main gateway to the site.
- 6.6 Development fronting this primary street will be more formal and compact in character to reinforce the legibility of the route, create a busier environment and provide a sense of enclosure to assist navigation through the development.
- 6.7 A second point of access is provided in the southern part of the site within the Draft Policy 63 area, this will be a lower order access that is capable of serving the quantum of development proposed for this part of the site, as well as providing a secondary access for the wider development. This secondary access will pass through a landscaped area consistent with the character of the Wixams countryside park with lower density homes lying behind, connecting onto Bedford Road.

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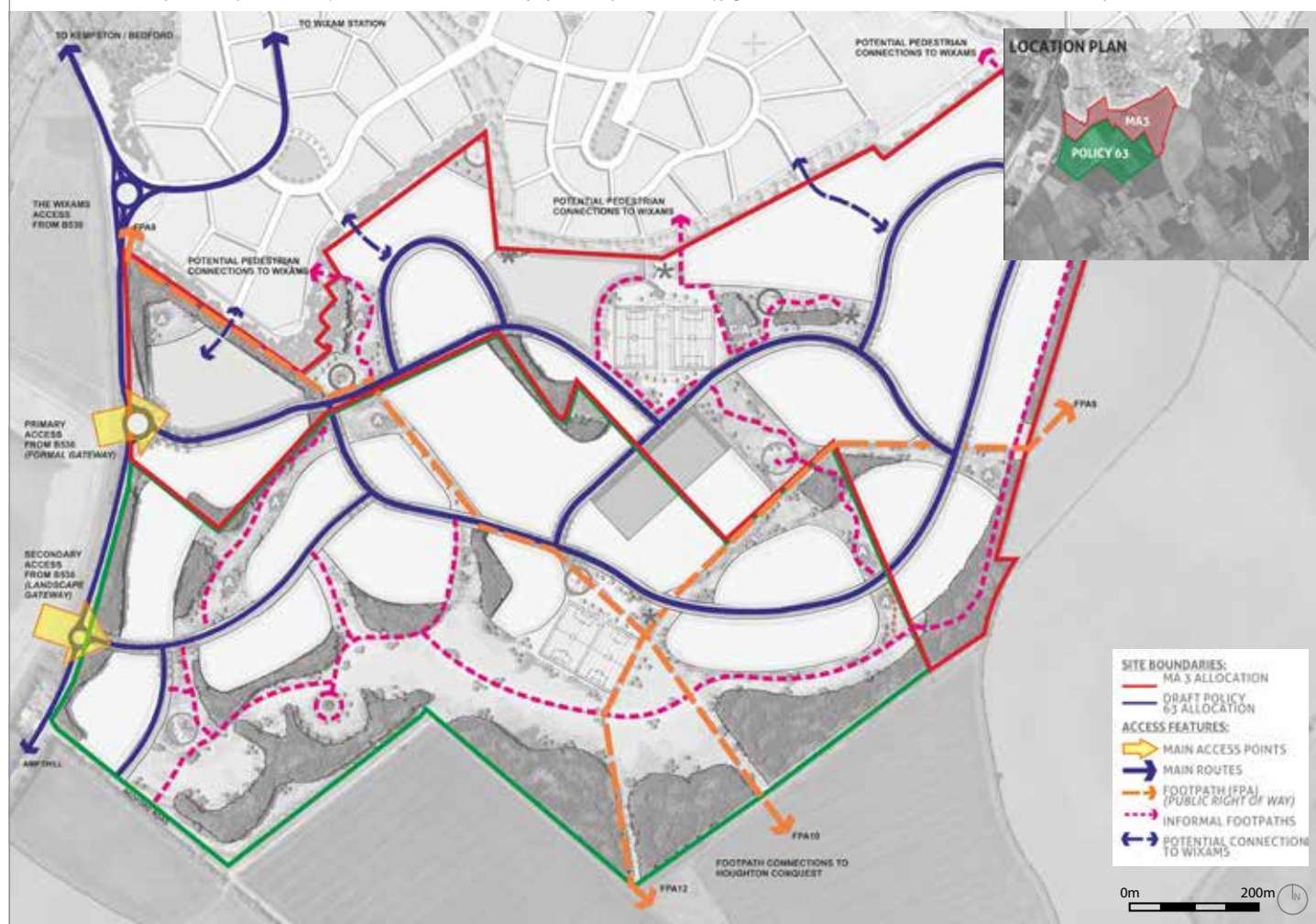


Figure 6a: Indicative Access Design Plan

6.8 The arrangement for this secondary access was subject to public consultation and following the consideration of two options, the access arrangement as shown on Figure 6b, and as incorporated into the Indicative Framework Plan, was selected as the preferred option.

6.9 This proposal for the secondary point of access positioned within the lower density part of the site and adjacent to the Wixams countryside park would be physically smaller in nature to the main northern access and is also likely to take the form of a roundabout. Arrangements for creating access points along the northern boundary of the site, consistent with the approved Wixams master plan, will be agreed as part of the outline planning application thereby establishing linkages in the longer term from Wixam Park and its facilities, including the countryside park, to the core of the Wixams development. However, as a guide, the development should seek to agree at least one direct highway link and at least three walking/ cycleway links to the northern boundary of MA3.

- 6.10 The existing 40mph speed limit along the B530 would be extended to this secondary point of access to retain low vehicle speeds. To help improve access to and from Houghton Conquest and resolve existing highway issues that are currently encountered at the junction of the B530 with Bedford Road, this access proposes the partial realignment of Bedford Road so that it is brought up into Wixam Park. The character of the carriageway through the development will respond to the adjacent residential development and will act as a natural traffic calming mechanism as the route passes through Wixam Park. This will improve access for residents of Houghton Conquest as the use of the existing junction will be eliminated through the closure of the current section of the Bedford Road for vehicular traffic adjoining the B530, providing access only into the newly created development parcel within Wixam Park.
- 6.10 Whilst this is the preferred arrangement for the secondary access point, as illustrated on the Indicative Framework Plan, alternative access arrangements have also been discussed. There is evidence that the B530 / Bedford Road junction has a history of accidents as cars leave Houghton Conquest and seek to join the B530. The alternative access options have sought to address this issue.
- 6.11 An earlier option that was considered involved the provision of a roundabout at the existing B530 / Bedford Road junction to improve access from Bedford Road. It was apparent, however, that this would not provide a suitable highway solution due to the proximity of existing properties on the B530 in this location.



Figure 6b: Indicative Greenways

Greenways

6.12 The design of the green infrastructure network is based around the provision of structural green corridors which contain and facilitate key pedestrian and cycle connections, linking the main destination points within Wixam Park. These important green corridors, which provide key north-south pedestrian and cycle connections, have been identified on Figure 6b as 'Greenways' and should be incorporated into any future development proposals for Wixam Park. The greenways will help to ensure that sustainable movement is prioritised through the provision of safe, convenient and efficient routes, linking the key destinations in Wixam Park.

6.13 The character of these greenways will reflect the changing environment which they pass through, incorporating a range of experiences along their route. Regular interventions, including appropriate intersections with the street network, along the greenways will help articulate these important connections and improve wayfinding through the development.

Pedestrian and Cycle Routes

6.14 To complement the network of primary and secondary streets that provide legible vehicular access throughout the site, a comprehensive network of pedestrian and cycle routes will be provided. These will be located within the green infrastructure network and the countryside park providing a series of attractive leisure routes, complemented by the provision of more formal pedestrian routes associated with the street network. These routes are to provide safe and direct connections with the local facilities and key destination points both within Wixam Park, Wixams and the surrounding communities. The existing Public Rights of Way have been retained along their current alignment as far as possible and the Indicative Framework Plan has been designed to take advantage of these established routes, locating key destinations along them to provide a strong sense of identity and assist in wayfinding.



Bus route on main street



Green streets with front gardens & street trees



Street trees in wider pavements



Common material for street crossing points



Visitor parking



Homezones / shared surface streets



Leisure routes for walking & cycling



Tree lined streets with leisure path



Tree lined streets

7.0: Phasing & Infrastructure Delivery

Indicative Phasing Strategy

- 7.1 An indicative phasing strategy has been proposed based on the general principle of development progressing in a broad west to east direction and having regard to the different land ownerships across the two policy areas.
- 7.2 The following indicative phases of development demonstrate the intended implementation strategy:
1. Policy MA3 area (west): the main entrance gateway to be delivered including first phase of employment and residential development (including associated green infrastructure within this area) constructed along the main primary street which will provide access to internal development plots.
 2. Policy MA3 area: extending eastwards along the main primary street, a positive interface with the Wixams will be created whilst also delivering the second employment parcel and the potential refurbishment of Little Thickthorn Farm.
 3. Draft Policy 63 Area (west): the second point of access will be delivered opening up the south western parcels of the site. In conjunction with the commencement of development in the draft Policy 63 area work on the countryside park will commence with advanced planting as soon as reasonably possible.
 4. Policy MA3 and 63 areas: development in both policy areas will extend eastwards enabling the completion of the primary street network. Work on the countryside park will continue.
 5. Policy MA3 and 63 areas: the completion of the countryside park together with the remaining residential parcels adjacent to this parkland landscape.

Infrastructure Delivery

- 7.3 As part of the Wixam Park development there will be a need to deliver necessary supporting infrastructure on-site and, where appropriate, contributions towards other supporting off-site infrastructure.
- 7.4 In respect of MA3 as a committed 'expansion area', where appropriate, contributions towards the provision / improvements of infrastructure on the Wixams 'Core Area' will be secured through planning obligations.
- 7.5 Work is also continuing on Central Bedfordshire's Community Infrastructure Levy (CIL) Charging Schedule, and there is also the potential for certain elements of infrastructure to be funded through CIL, this would enable such facilities to be provided by CBC and the Council would have control over their delivery.
- 7.6 As the Council does not expect to have an adopted Community Infrastructure Levy Charging Schedule in place before April 2015, planning applications determined before this date will continue to be considered within the current system of planning obligations. This will require applicants to demonstrate, as part of any planning application, that they can provide an acceptable mitigation package to be secured through both planning conditions and Section 106 Obligations as appropriate. Therefore, any on-site and off-site infrastructure and financial contributions that are deemed necessary for Wixam Park in this instance would be negotiated through the S106 process.

- 7.7 On site provision could either be as completed infrastructure, or through land together with relevant financial contribution, both which may be transferred where appropriate to Central Bedfordshire Council or another public agency as part of the negotiations. Conversely, if progress on CBC's CIL enables CIL payments to be made by the prospective developers of Wixam Park, the delivery of any on-site or off-site infrastructure, identified on CBC's Regulation 123 list, would be implemented by CBC.
- 7.8 Subject to an audit of existing and planned infrastructure and, with regard to the CBC Planning Obligations SPD, on-site and off-site contributions may be required towards:
- » Affordable Housing
 - » Education
 - » Countryside park
 - » Highways and access improvements
 - » Sustainable travel
 - » Healthcare
 - » Leisure and recreation
 - » Community facilities
- 7.9 In some cases, particularly where there is more than one application, CBC will continue to pool such contributions to mitigate wider impacts in so far as is permitted by Government regulation. Section 106 negotiations will have regard to the NPPF; the Mid Bedfordshire Core Strategy (or the replacement Central Bedfordshire Development Strategy); the Mid Bedfordshire Planning Obligations Strategy SPD; the financial viability of the development proposals and other material considerations.

8.0: Next Steps

- 8.1 This document will provide a framework for future outline planning applications. The developers expect to agree a suite of planning obligations with Central Bedfordshire Council as part of the planning application process.
- 8.2 Once outline planning permission has been secured, further design guidance will be provided through the preparation of Design Code(s), all in accordance with the key principles outlined in the Master Plan document.
- 8.3 Engagement with the neighbouring communities will continue as the scheme progresses through the planning system.

Appendices comprise:

- » Appendix A: Policy MA3: Land South of the Wixams.
- » Appendix B: Draft Policy 63: Wixams Southern Extension.

APPENDIX A:

Policy MA3: Land South of Wixams from Central Bedfordshire Council's Site Allocations DPD (North Area, 2011)

Central Bedfordshire (North): Site Allocations DPD - Adopted April 2011

11.5 Wixams

- 11.5.1 Wixams is a new settlement being built on the former Elstow Storage Depot, which straddles the boundary of Central Bedfordshire and Bedford Borough. Planning permission has been granted for about 4,500 homes in total and the two Councils are committed to working together to deliver this. The new settlement will include the creation of a local centre with a range of shopping and other community facilities and when complete, will be an important local retail centre within the hierarchy for the Central Bedfordshire (North) area.
- 11.5.2 Due to the number of homes and level of facilities expected in Wixams within the next 20 years, this settlement is designated a Major Service Centre. The delivery of the homes and facilities will take time to be built out. It is considered unlikely that additional large-scale development over and above that presently permitted could be delivered before 2021. Beyond 2021, however, the 970 or so dwellings required in the Northern Marston Vale will be accommodated by bringing forward the expansion areas as identified in the Development Brief for a mix of uses. Further expansion at Wixams will be expected to bring forward provision and contributions towards local community infrastructure through the planning application process, as agreed with service providers and in accordance with the Planning Obligations Strategy.
- 11.5.3 A Planning and Development Brief and Masterplan will be produced to guide the mixed use development. It will also explore the potential of land to the south of MA3 to deliver further mixed use development in the period post 2026, together with a country park, in order to put in place a long-term southern boundary to Wixams and maintain separation from the village of Houghton Conquest. The delivery of additional built development will be subject to a review of the Core Strategy and Site Allocations DPD's at the appropriate time.
- 11.5.4 In order to safeguard and maintain adequate separation from Houghton Conquest, the Council will seek advance planting within, or to the south of, the allocated site. Its exact location shall be agreed as part of the Masterplanning for Policy MA3 and should be brought forward with the development of 1000 dwellings and 5 hectares of employment land. Should it be found that additional land is required to be allocated for development purposes beyond the plan period, a county park of strategic importance will be created incorporating this advance planting and establishing a southern boundary.
- 11.5.5 A Wixams town-wide assessment will be required to ensure that potential cumulative impacts on the Strategic Road Network (A421 corridor and at the A421/A6 junction) are taken into account. This

Central Bedfordshire (North) Site Allocations DPD – Adopted April 2011

will require partnership working between the Council and Bedford Borough Council.

Policy MA3: Land South of Wixams

Site Area: 59.45

Land south of Wixams, as identified in the adopted Planning and Development Brief as an expansion area and as now identified on the Proposals Map, is allocated for mixed use development comprising 1000+ dwellings, a minimum of 5ha of employment land and other uses as identified through the proposed Planning and Development Brief and Master Plan.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development of this site must be consistent with the Master Plan for the Wixams Core Area; and will be subject to the following:

- Production of a Planning and Development Brief, a Masterplan and a Design Code to guide the mixed use development;
- Contributions will be sought towards the provision of a Design Code which would be required by condition on any grant of planning permission;
- Provision of strategic landscaping and publicly accessible open space within the site;
- Preparation of a town-wide Transport Assessment to ensure that potential cumulative impacts on the Strategic Road Network are taken into account ;
- Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development; and
- The provision of a suitable buffer zone to protect significant water and wastewater infrastructure from inappropriate development.

Development of this site will not commence before 2021 unless determined otherwise by the Council as a result of its annual monitoring process.

APPENDIX B:

Draft Policy 63: Wixams Southern Extension from Central Bedfordshire Council's Development Strategy (June 2014 incorporating submitted changes October 2014)

Wixams Southern Extension

~~43.57~~13.75 Wixams is a new settlement being built on the former Elstow Storage Depot, which straddles the boundary of Central Bedfordshire and Bedford Borough. Planning permission has been granted for about 4,500 homes in total. The adopted Planning and Development Brief for Wixams identified land to the south as an expansion area, which was subsequently allocated in the Site Allocations DPD for mixed use development comprising 1,000+ dwellings, a minimum of 5 ha of employment land and other uses to be identified in a Planning and Development Brief and Masterplan (Policy MA3). The Site Allocations DPD also restricted development on MA3 to beyond 2021, unless determined otherwise by the Council as a result of its annual monitoring process.

~~43.58~~13.76 The Wixams is designated as a Major Service Centre, recognising the scale of the settlement and the level of facilities committed, and is considered a sustainable location to accommodate additional development. The Site Allocations DPD identified a need to explore the potential of additional land to the south of allocation MA3 to deliver further mixed-use development, together with a countryside park.

Development Principles and Land Uses

~~43.59~~13.77 The Wixams Southern Extension, as shown on the Policies Map, will deliver mixed use development, including 500 dwellings, a countryside park and other associated infrastructure. This new development will be well integrated with, support and help to deliver the Wixams main settlement, and will benefit from the significant infrastructure being delivered. Accordingly, contributions will be sought from the Wixams Southern Extension towards infrastructure provision within the main settlement, including the railway station and the secondary school.

~~43.60~~13.78 Development will continue to be focused on Villages 1 – 4 of the Wixams main settlement to support the delivery of infrastructure. Commencement of development on the Wixams Southern Extension is not expected before 2021, however, if certain delivery targets are not met within the Wixams main settlement, the Policy below enables the early delivery of the Wixams Southern Extension.

- ~~43.64~~ **13.79** A Masterplan and subsequent Design Code(s) will be produced to ensure the comprehensive development of both allocated site MA3 and the Southern Extension and to ensure both are integrated with the main settlement. The Masterplan will determine the timing and phasing of development.
- ~~43.62~~ **13.80** In order to safeguard and maintain adequate separation from Houghton Conquest, a countryside park will be established on land within the allocation boundary at the southern end of the Southern Extension. The scale and ~~exact~~ location of the countryside park will be determined through the Masterplan. This countryside park will include community woodland that will contribute to the creation of the Forest of Marston Vale. Advance planting will be needed in this area as close to the outset of development as possible in order to establish the countryside park.

Policy 63: Wixams Southern Extension

The Wixams Southern Extension, as shown on the Policies Map, will deliver mixed use development, including 500 dwellings and a countryside park, as an integrated extension to the Wixams main settlement.

A Masterplan and subsequent Design Code(s) will be prepared to ensure the comprehensive development of both allocated site MA3 and the Southern Extension and to ensure both are integrated with the main settlement.

To ensure the viability and timely delivery of the physical and community infrastructure necessary at the Wixams main settlement, development will only commence on the Southern Extension Area site before 2021 if any of the following infrastructure delivery targets are not met at the Wixams main settlement:

By the end of 2015: The material commencement of the fourth Village at the Wixams.

By the end of 2017: The completion of the consented Station Access Road providing a link from the B530 to the Wixams Railway Station.

By 2020: The delivery of the Wixams Railway station, as shown on the approved Masterplan, or any subsequently approved plans.

Should any of the above delivery targets not be met, then the Southern Extension Area site permitted under this policy will be brought forward. Planning applications for the Southern Extension can be brought forward in advance of 2021 to ensure timely delivery post 2021 or in the event that the targets above are not met.

Advance planting on the southern boundary of the Southern Extension will be required as close as reasonably practical to the commencement of

development, in order to safeguard and maintain separation from Houghton Conquest. A countryside park of strategic importance will be delivered on land within the allocation boundary, at the southern end of the Southern Extension, incorporating this advance planting.

Development of this site must be consistent with the Masterplan for the Wixams main settlement, and will be subject to:

- production of a Masterplan and subsequent Design Code(s);
- provision of strategic landscaping and publicly accessible open space within the site;
- contributions towards infrastructure provision within the main settlement;
- preparation of a town-wide Transport Assessment to ensure that potential cumulative impacts on the Strategic Road Network are taken into account;
- provision of sufficient capacity within the public foul water system and the wastewater treatment works to meet the needs of the development; and
- the provision of a suitable buffer zone to protect significant water and wastewater infrastructure from inappropriate development.

