

WELCOME

- We welcome the opportunity to present to you today the proposals for a residential development on land fronting Silsoe Road, Maulden. The proposal is for up to 49 dwellings with a generous amount of open space.
- The site comprises 2.37ha of land that fronts onto Silsoe Road. The extent of the site is edged red on the Location Plan. The land edged in blue on the Location Plan, is within the ownership of the Applicant. The site is allocated for housing by Policy Policy HA1 Small and Medium Sites of the Central Bedfordshire Local Plan. The site's allocation reference is HAS38 Land fronting Silsoe Road Maulden.
- Our vision is to create a sustainable residential development, with high quality environmental standards. The development will respect the local identity of Maulden, its landscape character, context and wider setting.
- We ask for your feedback on these proposals, please take the opportunity to speak to representatives of the Design Team and complete one of our comment forms.

We welcome your thoughts on our scheme, how it may be improved and if there are any local issues or circumstances that you feel the development should reflect.



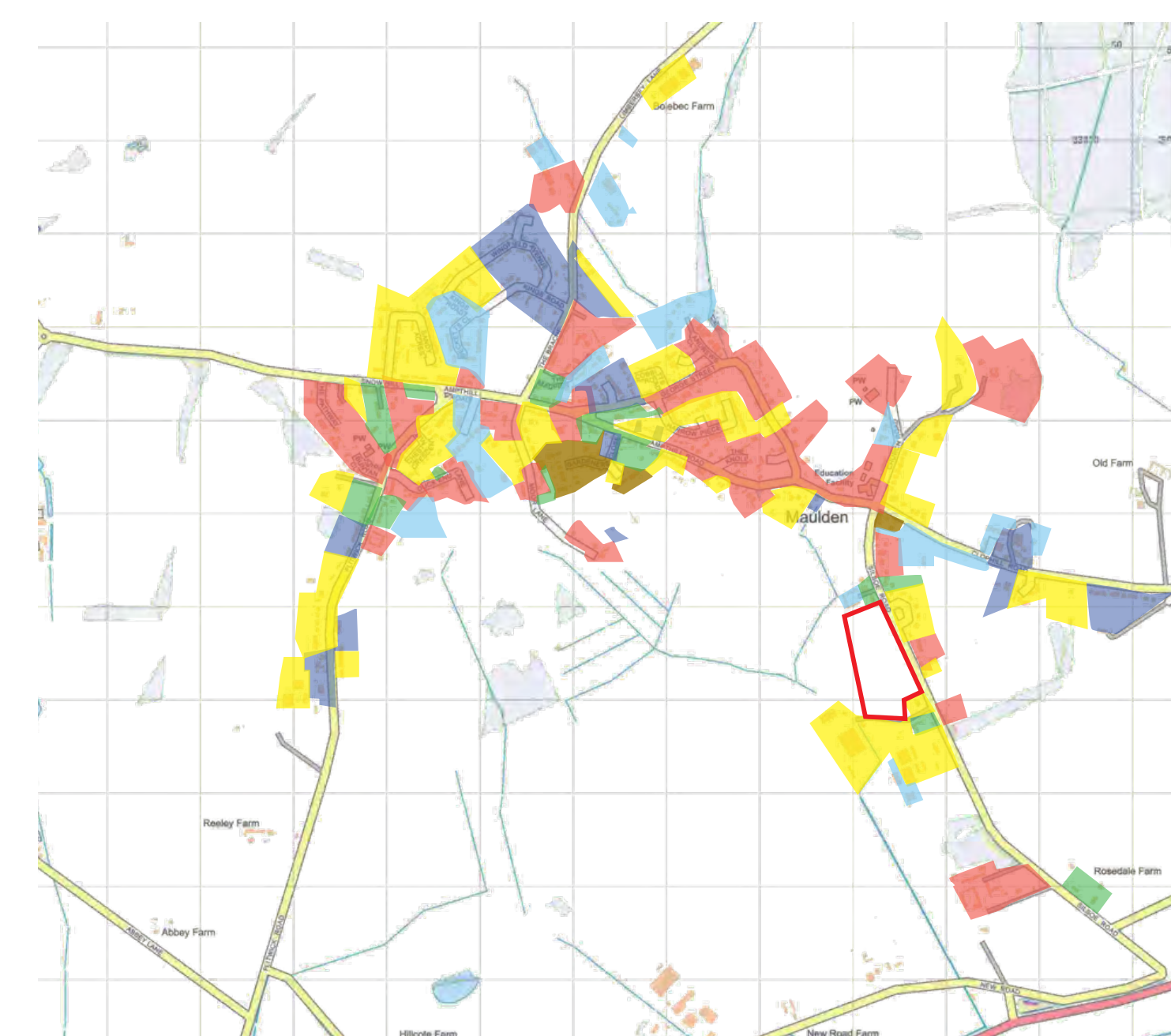
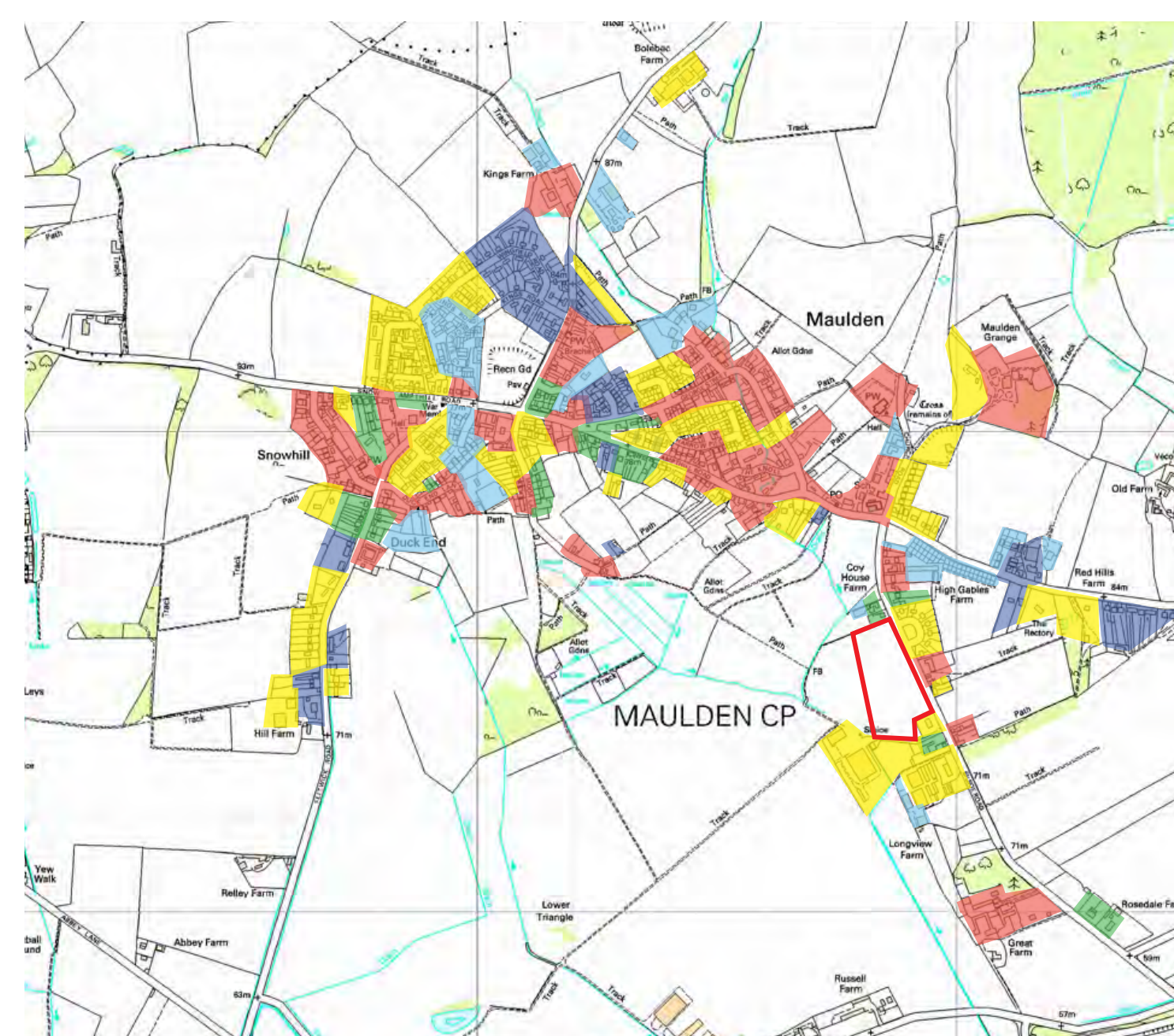
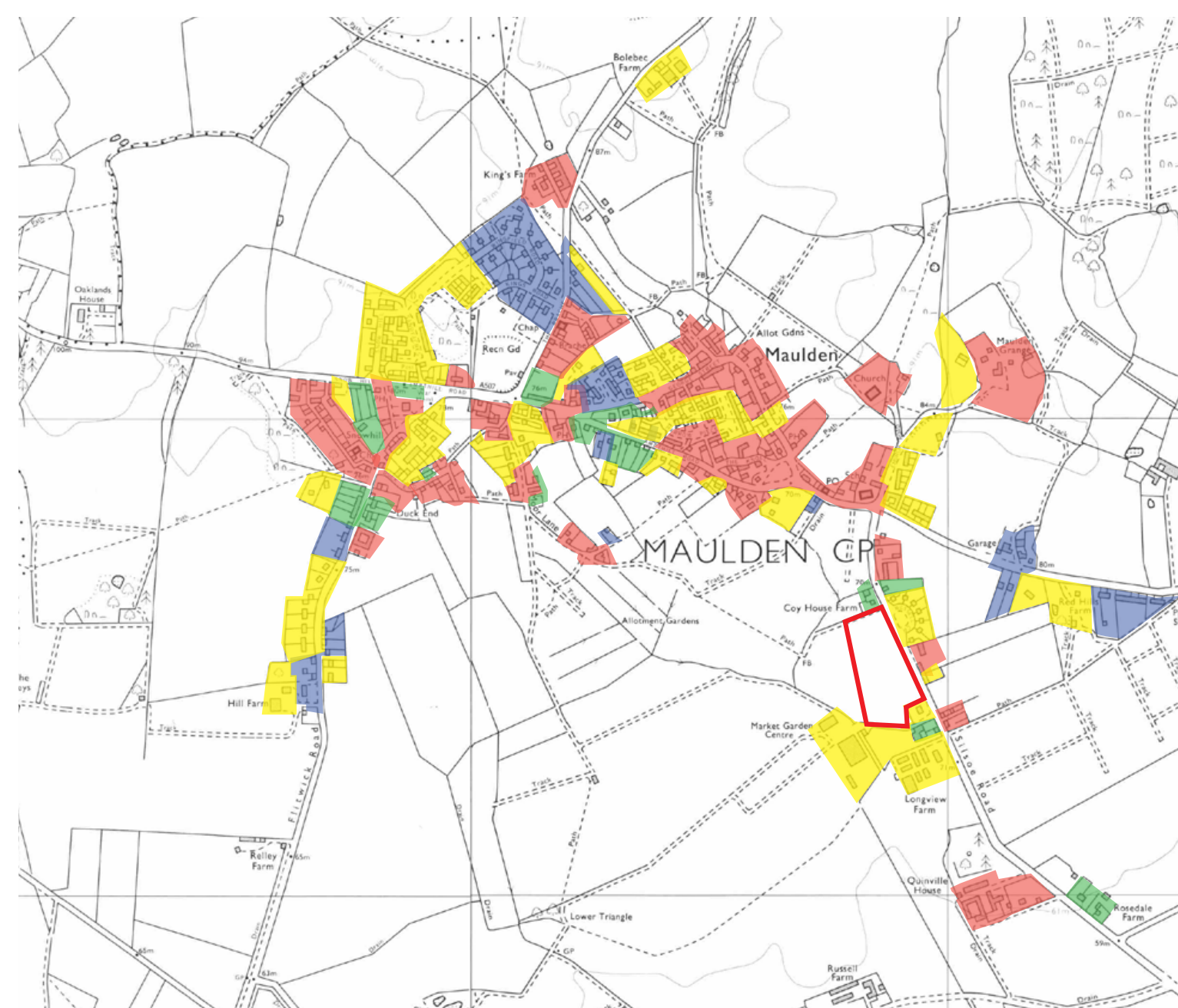
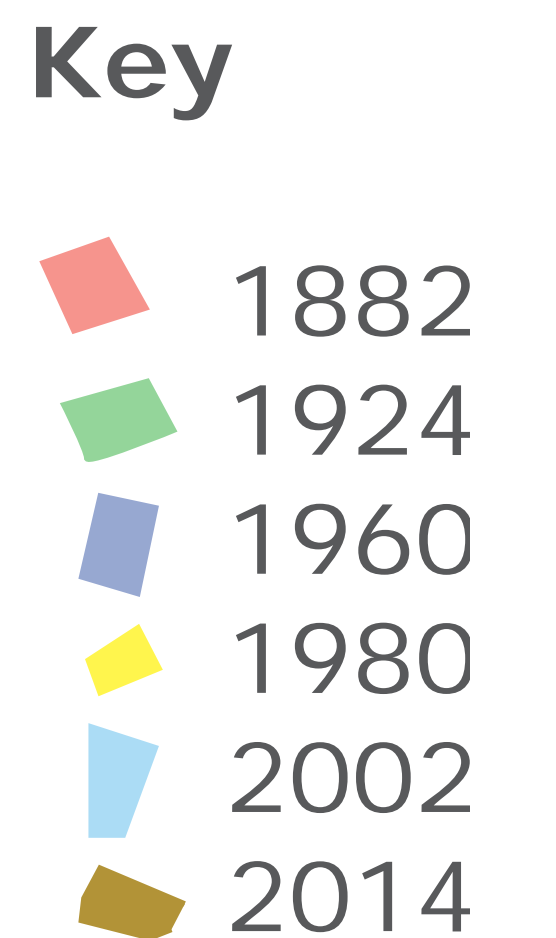
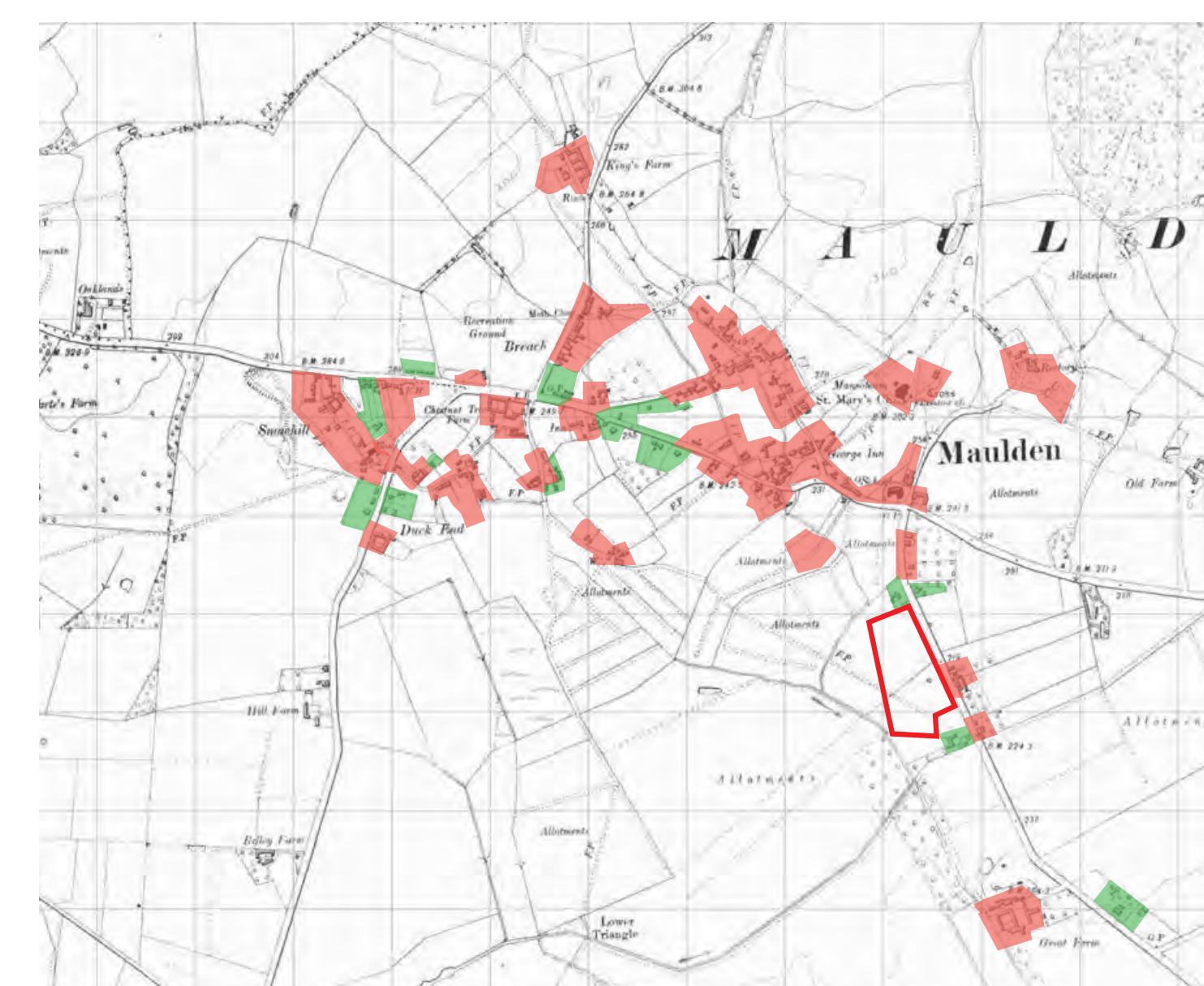
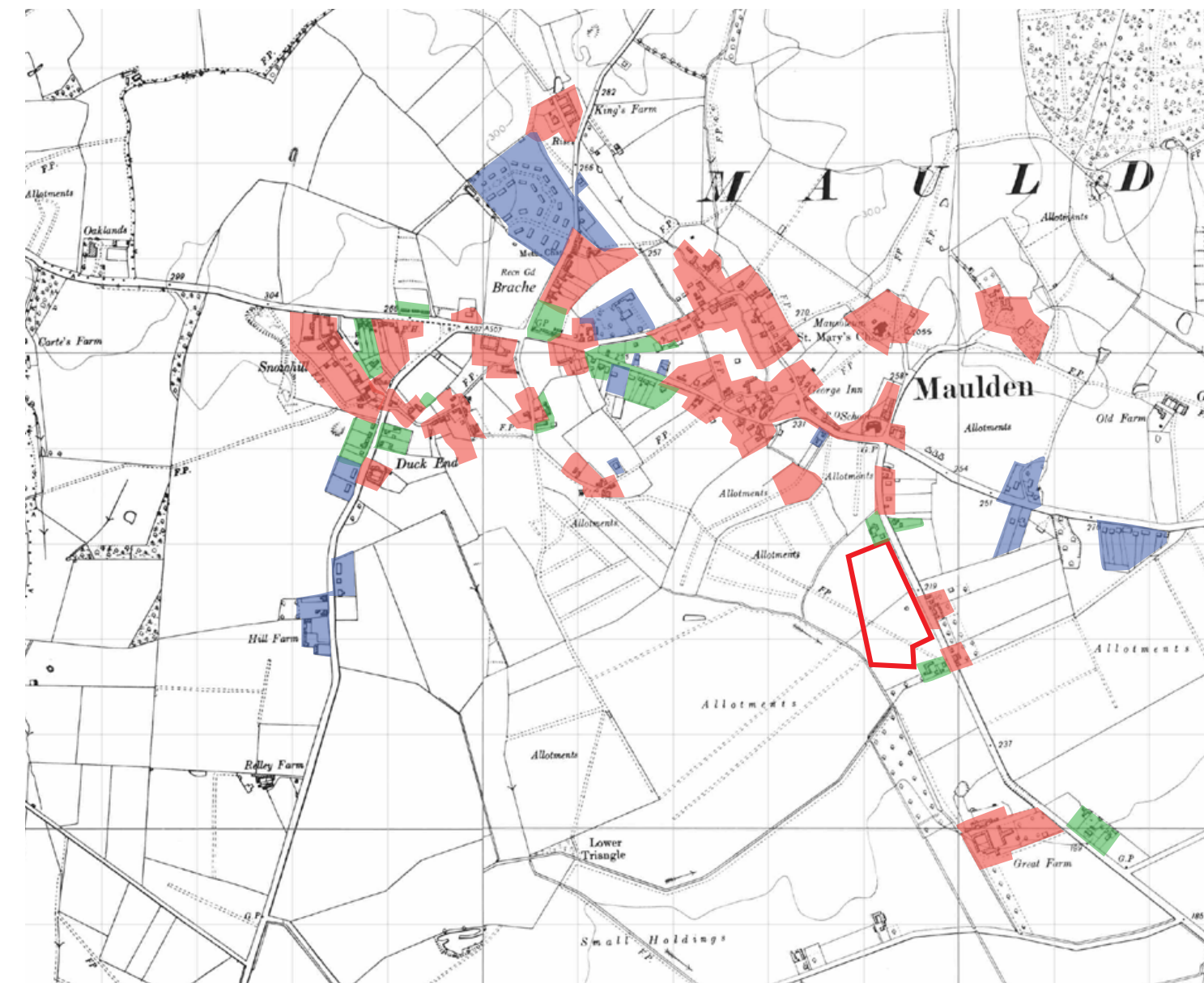
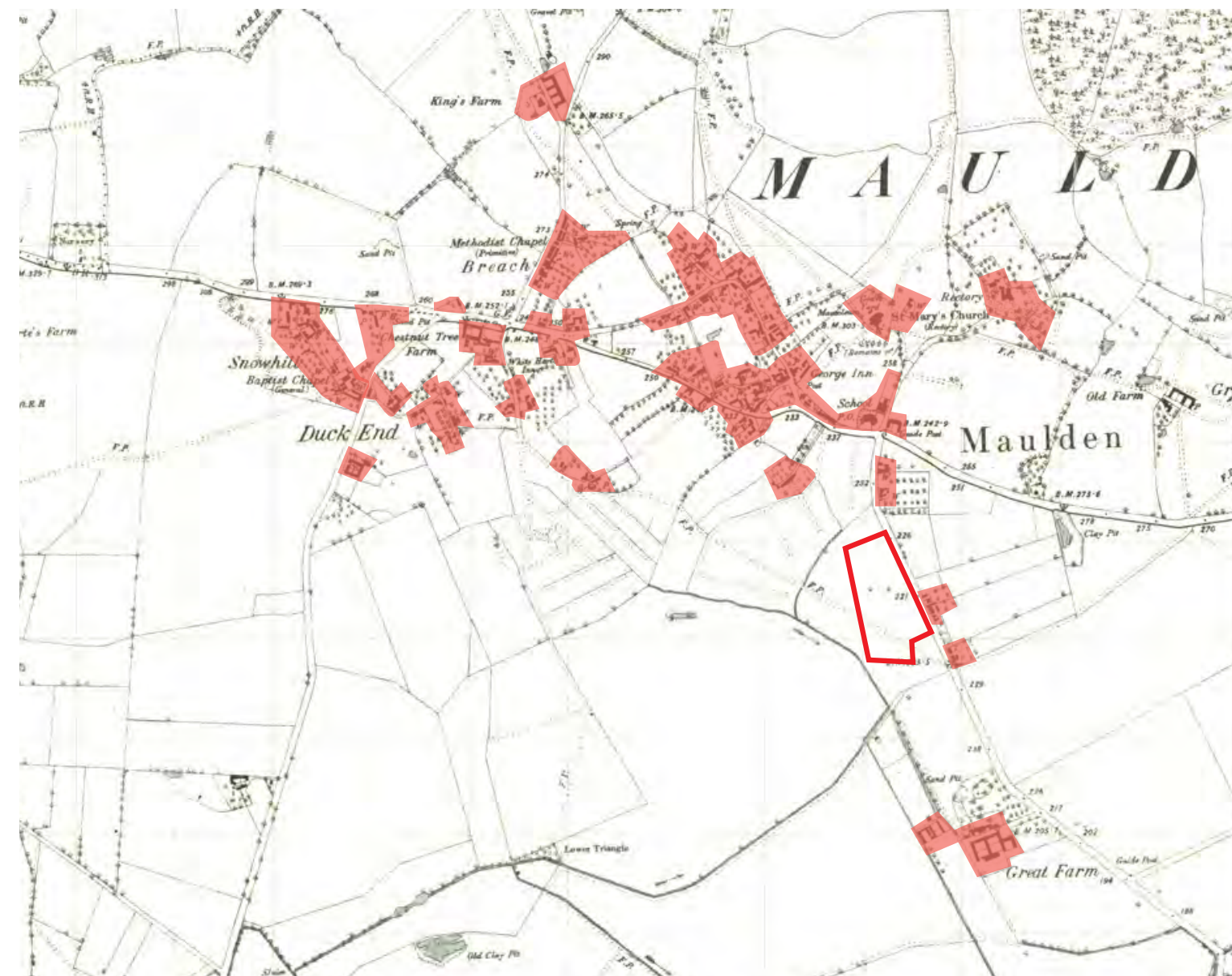
Location Plan



Spatial Plan of Maulden Village

SITE ANALYSIS

A study has been undertaken to help assess what effect, if any, future development on the site would have on the historic settlement pattern of Maulden, southwards along Silsoe Road.



- In 1882 Maulden was an unconsolidated settlement with pockets of development either side (north and south) of Ampthill Road but already extending southwards along Silsoe Road.
- By 1924 a limited amount of new development had begun to aggregate and coalesce some of the separate historic parcels of development and to further extend development along Silsoe Road.
- By 1960 new development had taken place to the north of Ampthill Road and had extended further into the countryside along Flitwick Road and Clophill Road.
- The next twenty years up to 1980 saw extensive development of Maulden, with new development infilling much of the space between parcels of previous development and extending further along Silsoe Road, Flitwick Road and Church Road in particular.
- Further development up to 2002 has provided more infilling but has not extended the settlement further except for a comparatively small area to the north, in the vicinity of Kings Farm.

SITE CONSTRAINTS AND OPPORTUNITIES



ILLUSTRATIVE MASTERPLAN

The layout of the proposed development is based upon good urban design practice to provide a high quality, attractive and sustainable development. In summary the proposal comprise.

- The creation of a development comprising up to 49 dwellings with extensive open space provision. Dwelling sizes will be in accordance with the Governments National Space Standards.
- The creation of sustainable development that will comprise a mix of housing types and size to cater for a range of household sizes. The exact market housing mix will be agreed with Central Bedfordshire Planning Team.
- 35% of the new homes will be affordable. The exact affordable housing mix will be agreed with Central Bedfordshire Planning Team.
- 10% of the new home will be available for self-build projects
- Building heights will be restricted to 2 storeys.
- There will be attractive green corridors and landscaping between residential development zones , allowing views through the development to the landscape beyond.
- Proposed frontage development along Silsoe Road will have varying set-backs to reflect Maulden's character
- A new children's play area within the main green corridor.
- Sustainable urban drainage features with storm water runoff from the proposed development.



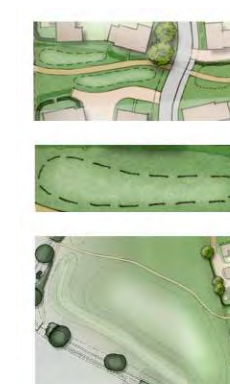
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Proposed Play Area



Proposed Infiltration Basin (on site)



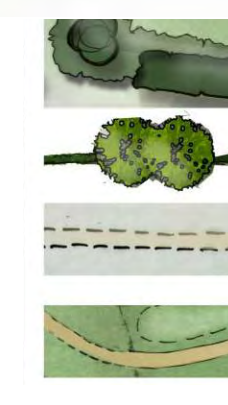
Proposed Green Wedges



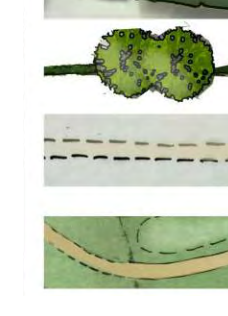
Indicative Proposed Swales



Proposed Sustainable Drainage System (off site for wider area)



Existing Landscape



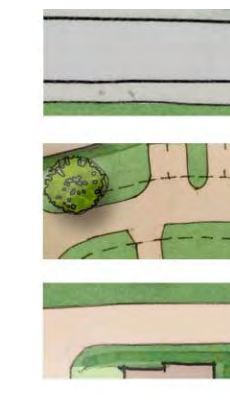
Proposed Tree Planting



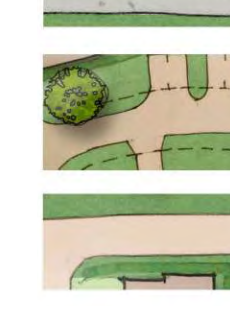
Existing Public Rights of Way



Proposed Public Footpath to connect to existing footpath



Proposed Main Vehicular Route



Potential Adoptable Paved Shared Surface



Proposed Shared Private Drive

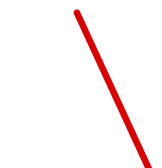
ILLUSTRATIVE LANDSCAPING

KEY


- 1.Green corridors extending from Silsoe Rd, through the proposed development, allowing retained views of the distant hills to the west of the development.
- 2.Proposed footpath to link Silsoe Rd with existing PRoW Maulden #9 .
- 3.Proposed road bridge. The road accessing the dwellings in the south of the development, will cross over a new bridge. The proposed footpath can use the same bridge.
- 4.Small footbridge over the proposed swale.
- 5.Proposed frontages on to Silsoe Rd will reference a number of existing local characteristics. These include: variable setbacks from the road and properties set at varying angles to the road, creating an informal linear form.
- 6.Proposed tree and shrub planting along the southern edge of the development, which will mature and screen the existing cypress hedging.
- 7.The western boundary will be strengthened with groups of native tree and hedgerow planting. This will be an important wildlife corridor. The existing view from the west, of housing set amongst groups of tree and shrub planting, will be largely retained.
- 8.The existing PRoW (Maulden 9) runs along the northern site boundary. This area will be landscaped with native species, and form one of the ‘green fingers’ enabling the retention of views towards the west from the Silsoe Rd.




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Site boundary



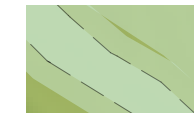
Existing mature trees and hedgerow




Existing PRoW footpath network




Existing retained grassland outside the Site, within adjacent field



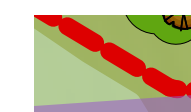
Proposed swale and attenuation basin(s). Will be dry for much of the year




Proposed mainly native tree and shrub planting and with more ornamental species at the access road junctions with Silsoe Rd



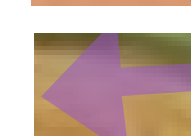
Proposed trees



Proposed PRoW footpath connection



Proposed areas for residential units



Long views towards the west

The image contains two cross-section diagrams, Section AA and Section BB, illustrating proposed ground levels and building heights for a development. Both sections show a profile of the site with various buildings, trees, and ground features.

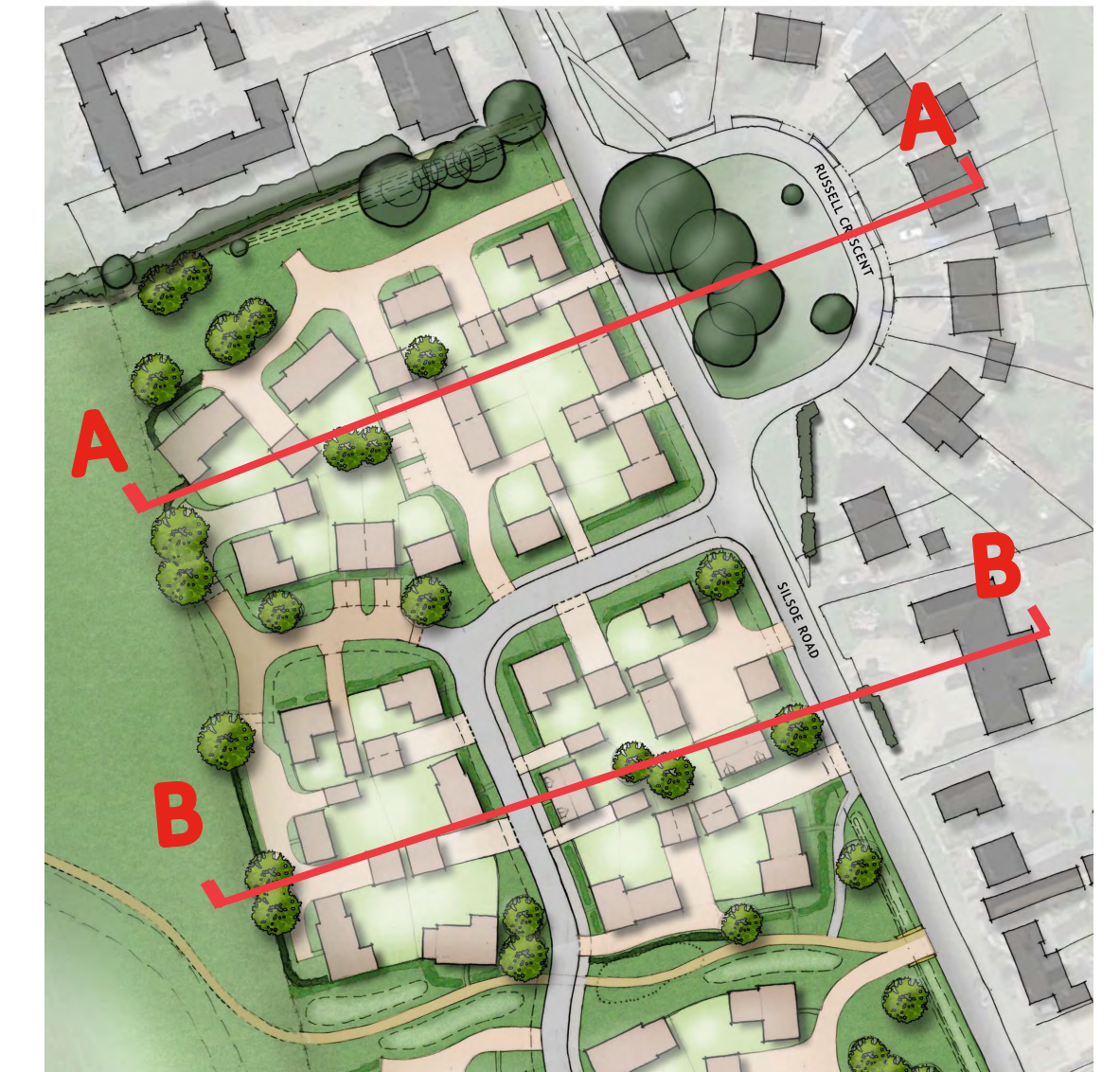
Section AA: This section shows a profile with several buildings and trees. Key features include:

- Existing 1.8m close boarded fence
- 3 Bracken Court Ridge Height 75.98m
- Indicative Proposed Ridge Height Approx. 72.45m
- Indicative Proposed Ridge Height Approx. 74.00m
- Coy House Silore Road Ridge Height 76.47m
- Indicative Proposed Ridge Height Approx. 75.55m
- Indicative Proposed Ridge Height Approx. 75.35m
- Existing Ground Level
- Proposed Ground Level
- Proposed Footpath
- Existing Footpath
- Silore Road 67.79m
- 13-15 Silore Road Ridge Height 77.36m
- 1-2 Russell Crescent Ridge Height 77.94m
- 3-4 Russell Crescent Ridge Height 77.79m
- 5-6 Russell Crescent Ridge Height 77.66m
- Russell Crescent 68.78m

Section BB: This section shows a profile with several buildings and trees. Key features include:

- Indicative Proposed Ridge Height Approx. 72.55m
- Indicative Proposed Ridge Height Approx. 74.10m
- Coy House Silore Road Ridge Height 76.47m
- Indicative Proposed Ridge Height Approx. 75.55m
- Indicative Proposed Ridge Height Approx. 75.35m
- Existing Ground Level
- Proposed Ground Level
- Proposed Footpath
- Existing Footpath
- Silore Road
- 17-19 Silore Road Ridge Level 76.14m
- 21 Silore Road Ridge Level 75.03m

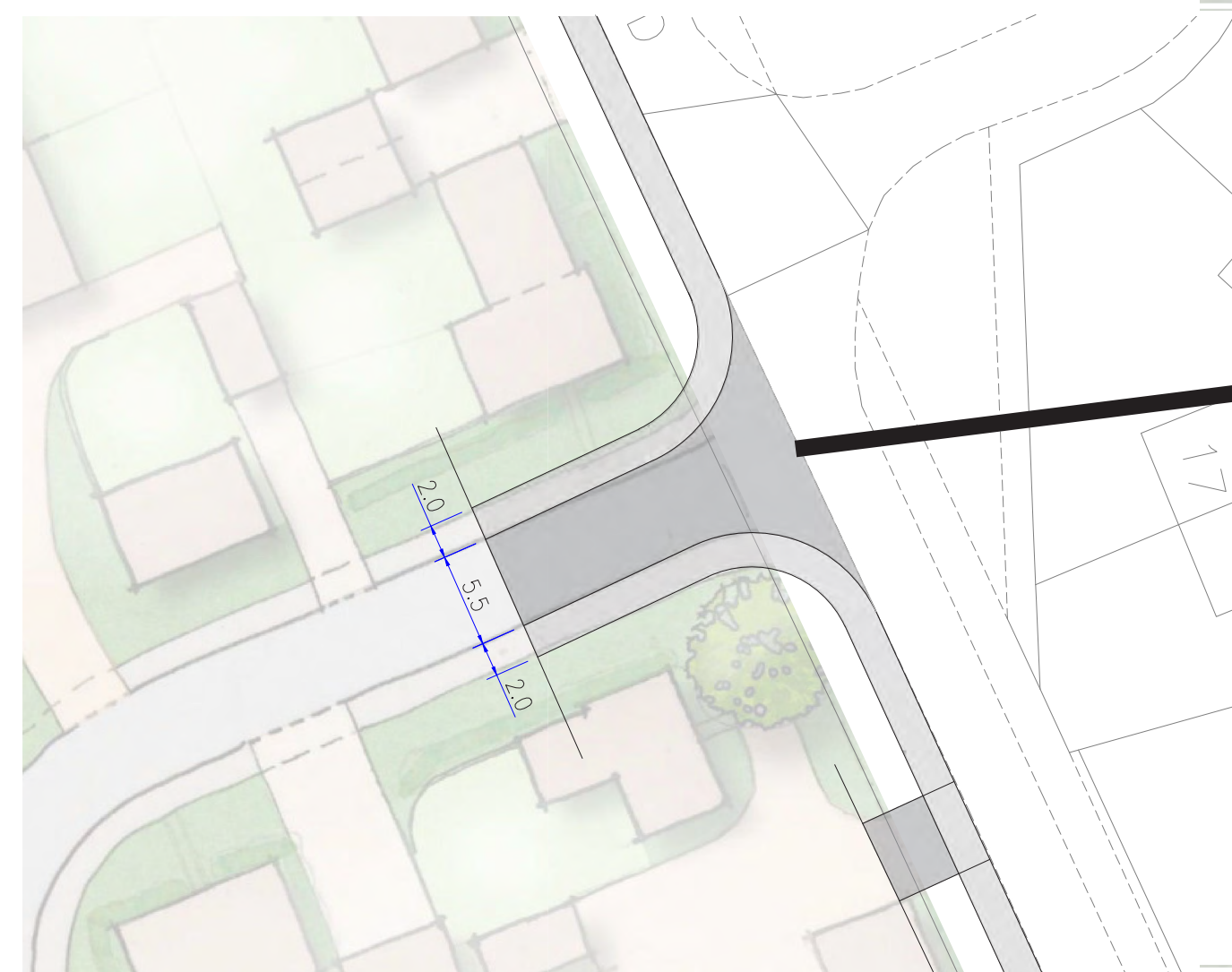
Both sections include labels for 'EXTENT OF SITE', 'Proposed Extent of Raised Ground Levels', and 'Existing Ditch'.



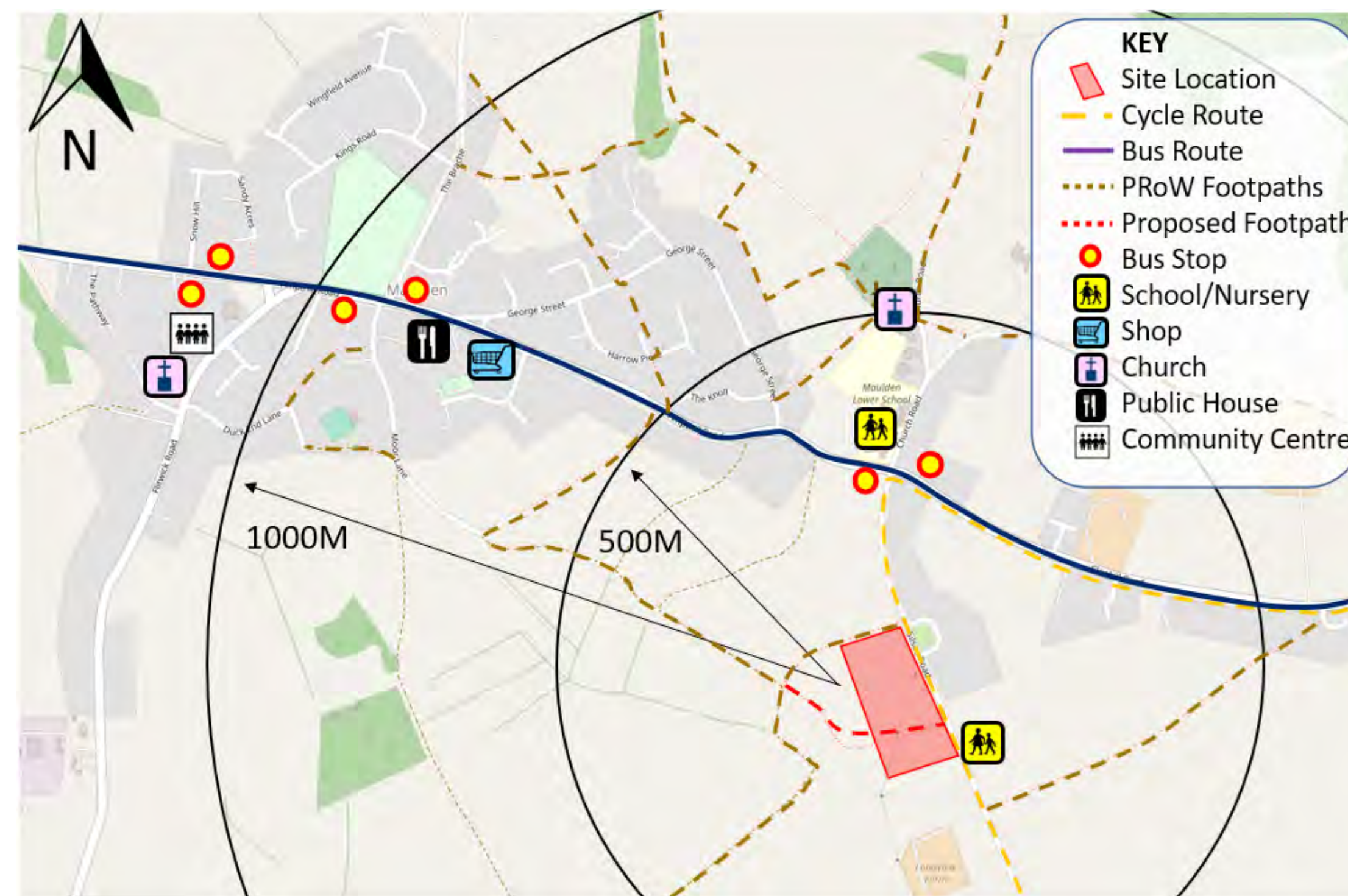
- Dwellings will be maximum 2 storey in height.
- The design has worked with the topography of the site to ensure that the development will be assimilated with the landscape and within the existing streetscene.
- The height of the proposed dwellings will sit lower in the streetscene than existing dwellings on Silsoe Road and Russell Crescent.

TRANSPORT AND ACCESS

- A safe access, with acceptable visibility splays can be provided at the proposed two access points. A TRICS data search has confirmed that the increase in traffic generation as a result of the development will not adversely impact the local or wider highway network.
- The main site access is proposed in the form of a simple priority junction towards the northern end of the site. At this point a pedestrian footpath will be provided along the site frontage on the western edge of Silsoe Road.
- A secondary access to the site is located further south of the site. At this point a footway will route internally away from the frontage along Silsoe Road. This internal route has facilitated a small area of green space to enhance the setting of the historic (although not listed) buildings opposite.
- A new Public Right of Way will be created through the main green 'spine' and connect to the existing Public Right of Way #9. This reinstates a historic Public Right of Way that was closed.



Primary Access



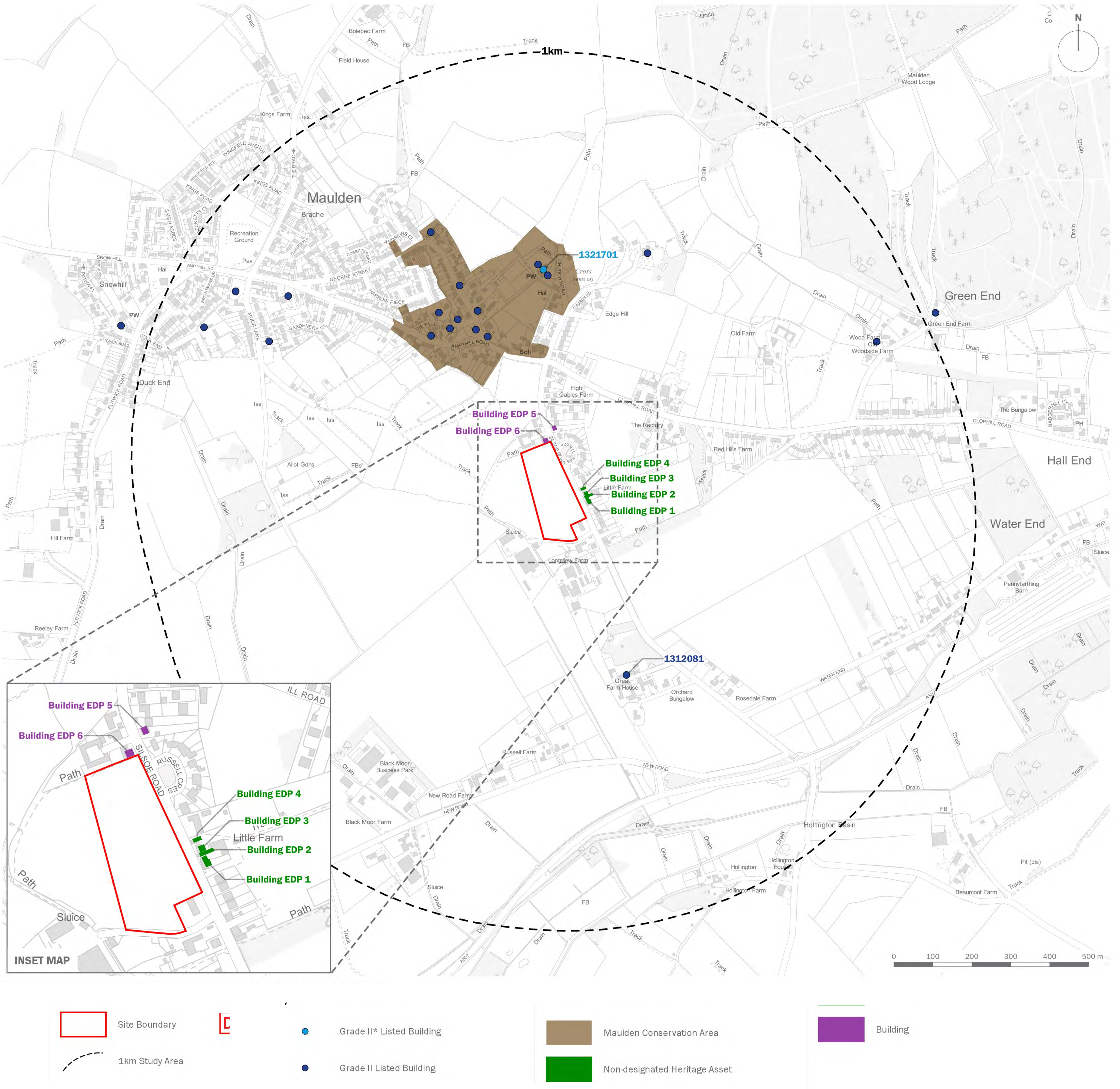
Sustainability Map



Secondary Access

HERITAGE

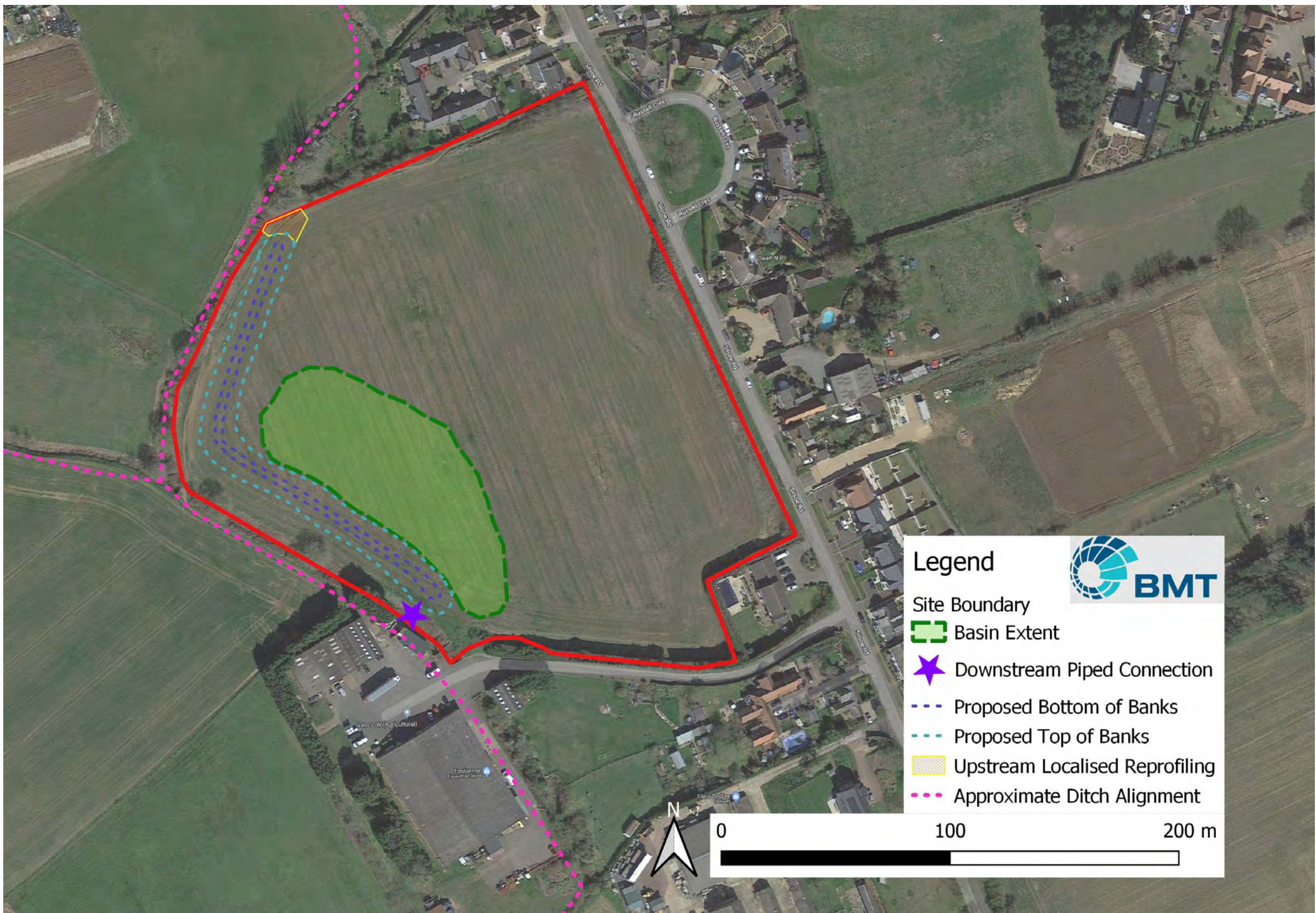
- A heritage assessment was undertaken in order to better understand the historic environment pertaining to the development of the site, and character and sensitivities of surrounding ‘heritage assets’. This included consideration of the individual significance of heritage assets, such as the Grade II* listed Church of Saint Mary the Virgin and Grade II listed Quinville House, and the surroundings in which they are experienced and how this contributes to their appreciation and importance.
- The analysis has been incorporated into the masterplan process to ensure that the proposals positively address the historic environment.
- The site itself contains no heritage assets. A review of structures in the immediate surrounding area of the site identified four buildings that could be considered to be of sufficient interest to warrant treatment as heritage assets. These buildings (Buildings EDP 1-4) comprise two probable former Victorian farmhouses, a former stable and a former farm building. The buildings are identified as having only a very limited level of historic significance, given their simplistic form and, in the case of the possible farmhouses, their much-altered state.
- The potential for the proposals to affect this former farm group was carefully considered in the masterplan process. Various design measures were included to minimise or avoid any possible harmful change to the experience of these assets. These measures comprised an offset of built form and provision of open space and landscape planting opposite the buildings in order to soften the visual effect of the proposed development, and a green corridor to preserve a visual link with the countryside beyond. These design provisions would preserve an element of the buildings’ rural surroundings.



PROTECTING OUR ENVIRONMENT

Sustainable Urban Drainage

- The site lies in Flood Zone 1, an area least at risk of flooding in respect of fluvial flooding. Although the Environment Agency has no history of flooding on the site, part of the western section has been identified as being at risk of surface water flooding in extreme events.
- Surface water runoff from the site itself will be managed onsite within a drainage network designed to accommodate storm events with an intensity of up to 1 in 100 years with an additional 40% allowance for climatic change. Subject to the findings of ongoing ground investigations on the site surface water will either be drained via infiltration or to the existing watercourse at a restricted rate which is no greater than the current natural rate of runoff. Sustainable Urban Drainage techniques will be utilised to treat surface water on site prior to discharge.
- An additional drainage channel will redirect flows along with an attenuation basin to temporarily store water during extreme events, the channel and basin would be located to the immediate west of the developable site are in land within the applicant’s ownership.



Ecology

An ecological desk study, extended phase 1 survey and protected species surveys have been undertaken. The results of these surveys have helped inform the masterplan

- There are no statutory designated nature conservation areas within the site. The closest Site of Special Scientific Interest (SSSI) is Maulden Church Meadow SSSI, which lies approximately 0.4km north of the site, and Maulden Church Meadow Local Nature Reserve (LNR) is located within the SSSI boundary and is located approximately 0.5km north of the site. There shall be no adverse effects on the local statutory designated sites from the proposals.
- There are no non-statutory designated sites within or immediately adjacent to the site. Duck End Marshy Grassland County Wildlife Site (CWS) is located approximately 0.7km west of the site and is designated for its areas of fen and marsh habitat. There shall be no adverse effects on the local non-statutory designations from the proposals.



Example of an attenuation pond



Example of swales



Foul Drainage

- Foul water from the site will be discharged via gravity into the existing Anglian Water sewer network, Anglian Water has confirmed that there is currently capacity within the network to accommodate the additional flow. The existing sewers that cross the site will be diverted to suit the development proposals.

Utilities

- Existing BT Telecommunication cables are located beneath the site, this apparatus will be diverted at the developer’s expense to suit the proposed site layout. There is sufficient capacity within the existing potable (drinking) water, electric, gas and telecommunication networks to serve the proposed development.

- New habitats will be created on site, to reflect local ecological priorities for habitats and species in this area, which will benefit a range of wildlife.
- The green corridors and the SuDS will be designed to support species known to occur on site and those within the local area but not currently utilising the site as a result of sub-optimal habitats.
- A range of diverse and floristically rich habitats and features will be created to support the following, among others, amphibians (including great crested newt), bats, water vole, farmland birds, hedgehogs and a range of invertebrates (including bees and other pollinators).
- Overall the proposals shall deliver biodiversity net gains.

WHAT HAPPENS NEXT?

- We welcome your views on the proposals and would ask you to fill in the Comments Form and place it in the collection box provided.
- If you take a form away with you and wish to post it to us, please send the completed form to Framptons in the envelope provided.
- The exhibition material is available at www.framptons-planning.com. You may make your comments online using this weblink.
- Your comments will be considered in finalising the proposals of our planning application when it is submitted to Central Bedfordshire District Council.
- Once the application is submitted the Council will undertake its own consultation when you will have the opportunity to submit further comments if you so wish.
- We plan on submitting the application later this year.
- Thank you for attending this exhibition, we hope it has been of interest to you.
- For further information, please contact:-
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