

Public Consultation - Alma Farm

21.3.23



1 Welcome

Denison Land & Planning Ltd are pleased to welcome you to this public consultation event. The purpose of this exhibition is to inform local residents about Denison Land & Planning Ltd proposals for residential development on land at Alma Farm, Toddington. This exhibition provides an overview of the proposed residential scheme and provides an opportunity to meet the project team, ask questions and provide us with your thoughts and comments.

Your Feedback is Important

Denison Land & Planning Ltd welcome your views and your local knowledge. All your comments are taken on board and will help shape our proposals moving forward so please take the time to fill in our feedback form.

All of the information on display today can be downloaded from: www.arrowplanning.co.uk
Feedback forms and any queries can be sent to: info@arrowplanning.co.uk.

Thank you for visiting and providing feedback on our emerging development proposals.

Site Context

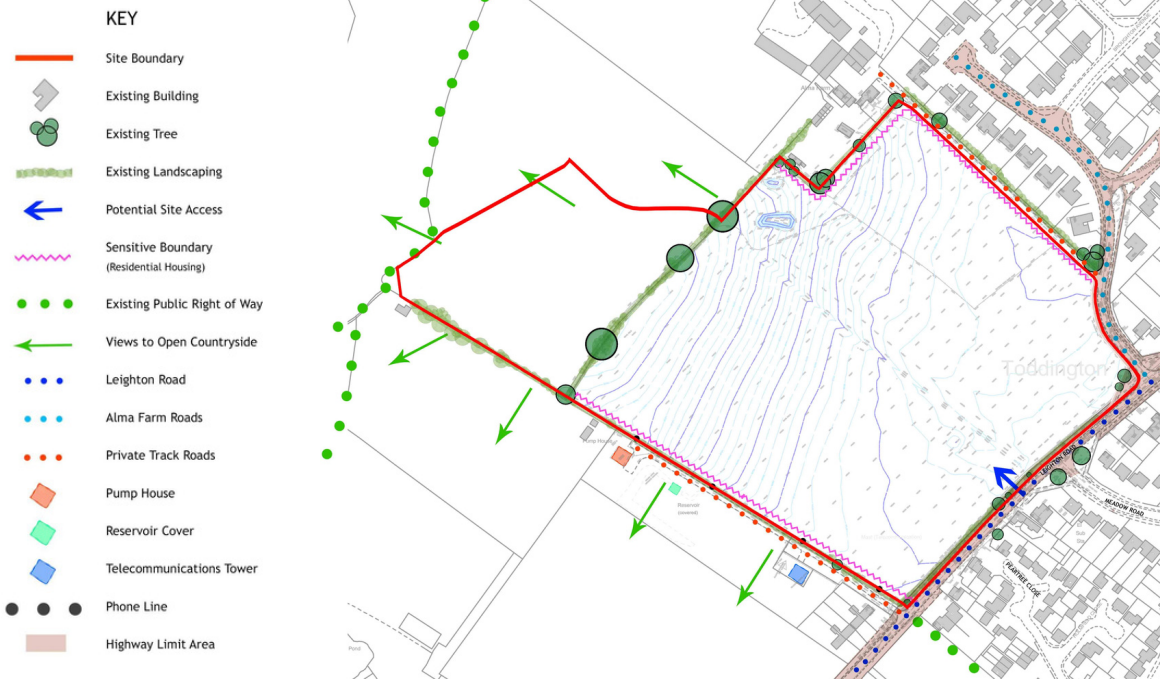
The above plan shows the location of the proposed site outlined in red, showing it within the surrounding context of Toddington.

The site is located on the western side of the village, to the rear of Alma Farm Road and adjacent to existing houses on Leighton Road. The public right of way route runs along the Western boundary of the site. The site is currently in agricultural use and has a number of trees along its boundaries.

The site comprises a total area of approximately 8.35 Hectares (20.6 Acres) and the rectangular field is allocated for residential development within the adopted Central Bedfordshire Local Plan. It is well contained, with the Alma Farm Road properties to the North-East, and Leighton Road to the South-East. The topography of the site is relatively flat with a gradual drop in level as you move West across the site.

Toddington is well situated in terms of the surrounding transport network with the B5120 in close proximity connecting to the A5 and to the M1. Roads provide direct linkages to the surrounding service centres and villages.

The nearest train station is in Harlington, approximately 3 miles to the North East and is on the main line route to London St Pancras.



2 Opportunities and Constraints

A full assessment of the site and surrounding context has been carried out, which identifies both opportunities and constraints. These are set out in the above plan. The opportunities and constraints inform the design process and establish a set of parameters for the emerging development.

Site Opportunities

The following opportunities have been identified:

- Creation of a new, high quality development in keeping with Toddington
- The delivery of new homes, including affordable housing, to meet local needs and help younger generations to stay in the village
- Maximise views of the surrounding landscape
- Retention of the existing landscaping including perimeter trees, providing maturity to the development
- Ability of the new development to increase the sustainability and viability of existing services and facilities

Site Constraints

The Site has a number of constraints which influence the form and layout of development, as follows:

- The retention of existing mature trees
- Space to accommodate surface water drainage and reduce flood risk
- The integration of the new development into the landscape and associated safeguarding of any views
- The relationship of dwellings to any nearby buildings or existing homes

Ecology

A detailed ecological assessment has been carried out. This includes surveys on the site and surrounding area for badgers, bats, birds, reptiles and amphibians.

Arboriculture

A full tree survey of the site and boundaries has been carried out. The few existing trees are proposed to be retained, with only a few punctuations through the existing hedge line proposed for removal to form the main access road and private drive access.

Archaeology

An archaeological assessment of the site and surrounding area has also been completed. This has included desk based research looking at historical records, as well as site based work using LIDAR laser surveys verified by on site trial trenching.



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Transport and Flood Risk

Detailed highways, flood risk and drainage assessments have been completed and the planning application will be accompanied by full reports explaining how these matters have been considered as part of the proposals.

Flood Risk and Drainage

The Environment Agency's Flood Maps confirm that the site is located within Flood Zone 1 i.e. land that is considered least likely to be at risk of flooding. The site is therefore classified as being suitable for any form of development in terms of Flood Risk. Notwithstanding this, a Flood Risk Assessment will be prepared to support the Planning Application.

A surface water drainage strategy will be developed in accordance with the hierarchy for surface water disposal, the strategy will also be fully compliant with relevant national and local policy. The onsite surface water drainage network will therefore be designed to accommodate storm events with an intensity of up to a 1 in 100 years with an additional 40% allowance for climatic change.

As can be appreciated from the Indicative Site Layout Plan it is proposed that the majority of the surface water attenuation will be provided within an attenuation basin, this feature will store surface water prior to discharge to the downstream ditch network at a restricted rate that does not exceed the natural greenfield rate. The provision of storage within an attenuation basin along with additional drainage features such as swales and permeable paving will ensure that water quality treatment is provided close to the source.

Foul water flows emanating from the site will discharge via gravity to an onsite pumping station from which flows will be pumped to the existing adopted foul sewer network.

Access and Highways

Access to the majority of the site will be provided via a newly constructed T-junction off Leighton Road with footpaths provided on both sides of the carriageway within the site. Access to a small number of properties will be accessed via private drives directly off the existing road network. As part of the site access works the existing footway along the site frontage will be widened to 2m and a pedestrian crossing will be provided over Leighton Road. The access junctions and all onsite roads will be designed in accordance with Central Bedfordshire Council's standards.

A Transport Assessment is currently being prepared which will assess the potential impact of the proposed development on existing junction locations agreed with the Highway Authority. The document will be submitted with the Planning Application for the Highway Authority's approval.

A Travel Plan document will also be prepared in order to promote sustainable travel amongst residents of the site.

The application is in outline form and therefore approval is sought for the number of homes and how the site will be accessed. The above Masterplan is an illustrative layout showing how the site could be developed for up to 173 homes.

A community with variety & choice

A range of housing types, tenures and sizes will assist in creating a balanced community with a variety of households thereby minimising the potential for social exclusion, all of which will allow the development to meet Government objectives.

This includes seeking to secure high quality design and a good standard of amenity for all existing and future occupants; taking account of the character of different areas, including recognising the intrinsic character and beauty of the countryside; conserving and enhancing the natural environment and focusing development in sustainable locations.

The mix will increase the choice and affordability of housing within Toddington and potentially offer an opportunity for existing residents to remain in the village.

Character - A response to context

Understanding the Local context will be fundamental to the creation of a successful new development. High quality places will emerge if the design process considers the integration of local communities and with the surrounding environment. New development provides the opportunity to establish a distinctive identity to a place which, whilst having it's own character, integrates with the surrounding built form and landscape context.

Adaptability

The new development should be flexible in order to respond to future change in use, lifestyle and demography.

Car Parking

All dwellings will be served by off-street car parking. Visitor parking will be provided in line with Central Bedfordshire Council's standards.

Layout and Form

The proposed built form will reflect the existing village morphology wherever possible with a variety of ridge lines parallel to the street; The majority of dwellings with their long axis fronting the street, intimate front gardens creating enclosed private spaces, a mixture of detached, semi-detached and terraced dwellings and predominantly simple rectangular footprints.

The development will mostly be served from the adoptable road that will take access from Leighton Road. This will be integrated with open space and includes retention of almost all existing trees. A private drive will also provide access to a small number of dwellings. All dwellings will be 2 storeys in height across the development, reflecting the surrounding area. Affordable housing will be distributed across the site in accordance with Central Bedfordshire Council's policy guidelines.



Scheme Proposals - Illustrative Master Plan For Up To 173 Units