

Welcome

Denison Land & Planning Ltd are pleased to welcome you to this public consultation event. The purpose of this exhibition is to inform the local community about a proposal for around 220 homes and public open space on land north of Goswell End Road in North Harlington. This exhibition provides an overview of the proposed development, provides an opportunity to meet the project team, ask questions and provide us with your feedback.

Your Feedback matters

Denison Land & Planning Ltd welcome your views and your local knowledge. Please take a moment to fill in our Feedback Form. All information on display today and the Feedback Form can be downloaded from:

<https://arrowplanning.co.uk/project/north-harlington>

Completed 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 plan above shows the location of the proposed site, outlined in red, within the wider context. The site is in the northern part of Harlington village, accessible from Goswell End Road. A Public Right of Way runs through the middle of the site. The site is currently agricultural land, bordered by woodland to the north, the railway to the west and Harlington Upper school to the east.



Opportunities and Constraints

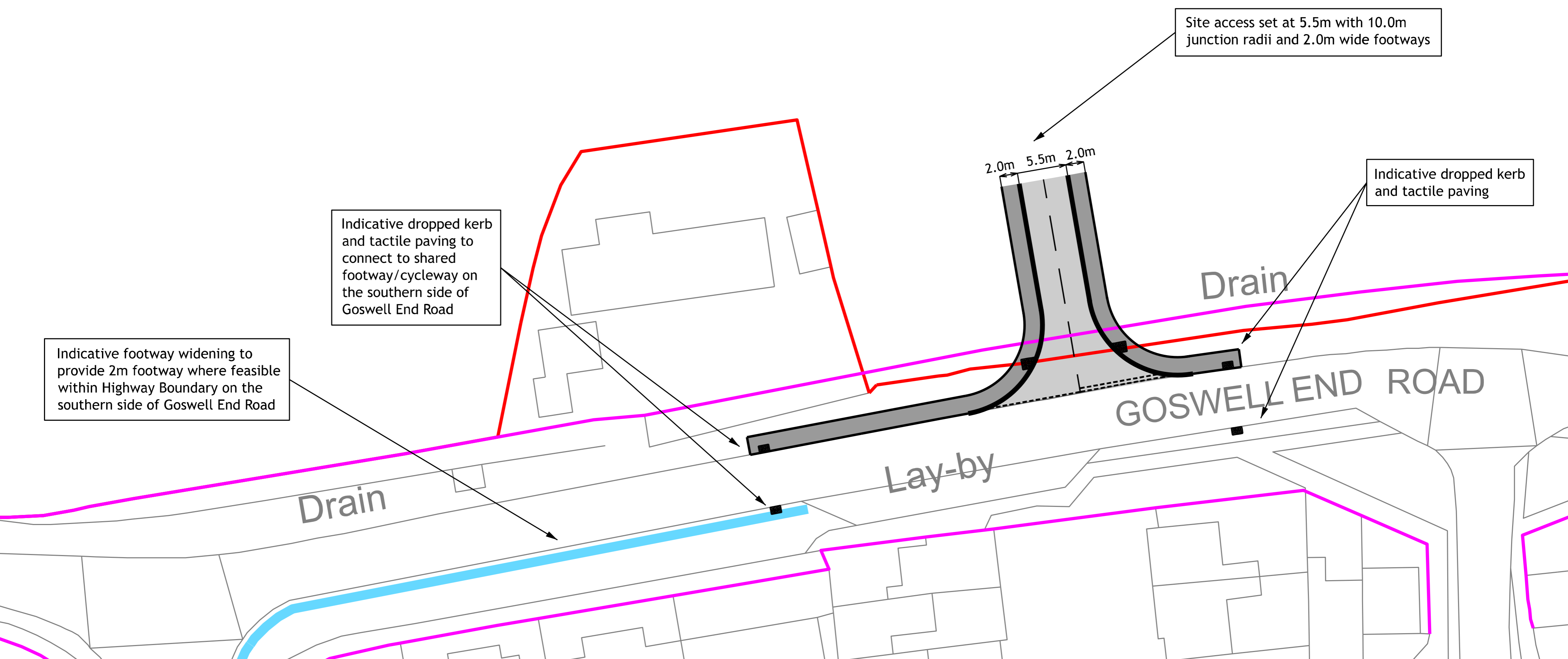
A thorough assessment of the site and its surrounding context has been carried out. This plan shows the key development opportunities and constraints. These findings inform the design process and establish a set of parameters for the development.

Site Opportunities

- Creation of a high quality development which respects the character of Harlington
- Delivery of new homes, including affordable housing, to meet local needs and support younger generations to remain in the village
- Retention of existing landscaping, including perimeter trees and hedgerows, alongside new tree planting on site
- A sustainable location that encourages the use of sustainable transport

Site Constraints

- The approach to surface water drainage with low lying land to the south west corner and proximity to the railway to the west
- Proximity to site boundaries including the woodland to the north and Harlington Upper School to the east
- Proximity to the railway line
- The site topography and the siting of development on the slope to ensure integration into the landscape and respecting any key views



Technical Assessments

Transport

Vehicular access will be via a new T-junction off Goswell End Road, with footways on both sides and a crossing point connecting to existing footways on the southern side. All access junctions and on-site roads will be designed in accordance with Central Bedfordshire Council's standards. The existing Public Right of Way will be retained and enhanced, with additional leisure routes provided within the site.

A Transport Assessment is being prepared to assess the impact on nearby junctions agreed with the Highway Authority, including any mitigation works, and will be submitted with the planning application. A Travel Plan will also be prepared to promote sustainable travel for future residents.

Flood Risk

The site lies entirely within Flood Zone 1, the lowest risk flood category, and is suitable for all forms of development. Environment Agency Mapping identifies the potential for a small area of surface water flooding adjacent to the railway, which will be mitigated by avoiding built development in that area and implementing a managed drainage strategy.

Surface water will be managed through a network of swales and sewers leading to an attenuation basin in the south-western corner, discharging to the existing ditch network at the natural greenfield rate. The strategy will accommodate storm events up to a 1 in 100 year event with a 40% climate change allowance, and will incorporate SuDS features such as rainwater gardens and permeable paving. Foul drainage will connect to the existing Anglian Water sewer within Goswell End Road.

Noise

A detailed noise survey has been undertaken at the site, which concludes that the main noise sources affecting the site are the road to the south and the railway to the west, with the latter being the dominant source. The initial noise assessment shows that the site layout can be optimised so that buildings located near to the railway line can be designed internally to ensure good quality accommodation and in turn provide acoustic screening to the remainder of the development. The scheme will be designed to ensure that the majority of the development achieves suitable internal and external noise levels relating to BS 8233, WHO Guidelines and Approved Document O.



Technical Assessments

Ecology

The site is predominantly arable farmland with limited ecological value and no ecological designations. The key constraint is a Priority Habitat deciduous woodland along the northern boundary, which will be retained and enhanced with new woodland planting on the site. A landscape-led approach has been taken to design, directing development to areas of lower ecological value while delivering new woodland planting, green corridors and connected wildlife habitats to allow animals and insects to move freely across the site. This will enhance habitat connectivity and deliver measurable Biodiversity Net Gain.

Landscape

The proposed developed part of the site sits within a natural bowl on the northern edge of Harlington, enclosed by woodland, topography and the railway, and falls outside any landscape designations. Development will be kept below the 96m contour, preserving the northern landform as greenspace and ensuring the scheme does not break the skyline. Existing hedgerows will be retained, the public footpath through the site maintained, and a landscaped linear park created for recreation and habitat.

Archaeology

An archaeological assessment was carried out using a range of techniques, including a review of historic records, a geophysical survey and trial trenching. This identified historic field systems and a Roman corn-drier/oven, which has been fully excavated and recorded. The assessment did not identify any constraints to development and the full findings will be reported within the archaeological assessment accompanying the application submission.



Proposed Development Framework Plan

This is an outline planning application for around 220 homes, seeking approval for the principle of development and means of access. Details such as house design, precise location of homes and material choice will be included within any future reserved matters planning application.

Creating a sense of place

The proposed housing will include a mix of housing size, types and tenure, with 45% affordable housing to meet identified needs. The scheme will also provide a mix of informal open spaces, children's play areas, and orchard planting to provide a strong sense of community. The layout parameters ensure homes front onto open spaces, encouraging walking, cycling and play through an active and safe street environment.

Aligning with nature

The proposals have been designed around the site's natural landscape and topography, providing multifunctional public open space while protecting views from the south and west. Green corridors offer walking routes with spaces for play whilst enhancing the site's ecological value. The south-western area will provide

sustainable drainage and further biodiversity gain, while existing trees are retained as focal points and a landscaped buffer maintained along the railway and school boundaries.

A well-connected place

The site is sustainably located within walking distance of key community facilities, including Harlington Railway Station with connections to London and Bedford. A series of recreational routes are proposed to connect with the existing Public Right of Way, and streets will be designed to prioritise walking and cycling through shared cycle and footpaths. A landscaped gateway will create a welcoming entrance to the site, while tree-lined streets will further enhance the environment for pedestrians and cyclists.