

MARSTON THRIFT

A new **Central Bedfordshire Village**
at the heart of the **Forest of Marston Vale**



NOVEMBER 2017

Catesby Estates plc

part of Urban&Civic

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THIS DOCUMENT HAS BEEN PREPARED AND CHECKED IN ACCORDANCE WITH ISO 9001:2008

INTRODUCTION

On behalf of Catesby Estates, this submission provides the information and evidence requested to demonstrate the deliverability of a proposed allocation in the Central Bedfordshire Local Plan for a new settlement on land north of the A421 at Marston Moretaine.

The new settlement called 'Marston Thrift' will include approximately 2,000 homes, a 50 bed extra care facility, schools, healthcare facilities, shops, a countryside park and new community woodland.

This document presents:

- The emerging masterplan for the new settlement
- An indication of the quantum and density of development proposed
- Expectations and proposals for the phasing, delivery, management and governance of the development.

This document is submitted alongside the following suite of technical surveys and assessments demonstrating there are no overriding constraints preventing the sound allocation of the site in the Local Plan:

- Agricultural Land Classification - Kernon Countryside Consultants
- Utility Infrastructure - WSP
- Flooding and Drainage - WSP
- Noise - WSP
- Air Quality - WSP
- Lighting - WSP
- Transport and Access - Phil Jones Associates
- Geo Environmental Assessment - GRM Development Solutions
- Ecology - Aspect Ecology
- Archaeology - BSA Heritage
- Landscape - LDA Design
- Built Heritage - LDA Design
- New Settlement Integration Strategy - Turley
- Viability - Catesby Estates

MARSTON THRIFT ALLOCATION

Marston Thrift is a proposed sustainable new village, providing much needed housing within Central Bedfordshire, whilst creating a residential environment of the highest standard and set within a strong landscape framework.

The development framework plan opposite shows the emerging layout for the new village and proposed land uses. This includes:

- Approximately 2,000 new homes, with a mix of sizes and tenures, including affordable housing and homes for the elderly.
- Provision of education facilities, including a combined 2 form entry (FE) lower school and 4FE middle school and a further 2FE lower school.
- Provision of a local centre to include a community building; health and social care facilities; small supermarket; café; 2 retail units; pub/restaurant; and parking for a 'park and share' facility.
- Creation of a new countryside park and community woodland, which would provide opportunities for recreation and biodiversity.
- Other green infrastructure running through the development, incorporating tree planting, drainage features and pedestrian/cycle links.

RESIDENTIAL USES

The proposed residential land uses are grouped into three main character areas, each with its own distinct attributes, in order to create a strong sense of place and give the new settlement a clear identity. These are:

- Village Core - off Beancroft Road - forming the heart of Marston Thrift and incorporating the combined lower/middle school and community facilities.
- Woodland Edge forming an attractive, leafy residential neighbourhood located between the Village Core and the community woodland. A strong

built frontage to the woodland will be created, establishing a well-defined open space and providing an attractive setting for residents.

- Countryside Park Edge forming an attractive, semi-rural residential neighbourhood between the Village Core and the Countryside Park areas. There will be high levels of connectivity between the new homes and countryside park through the retention and creation of footpaths and cycleways.

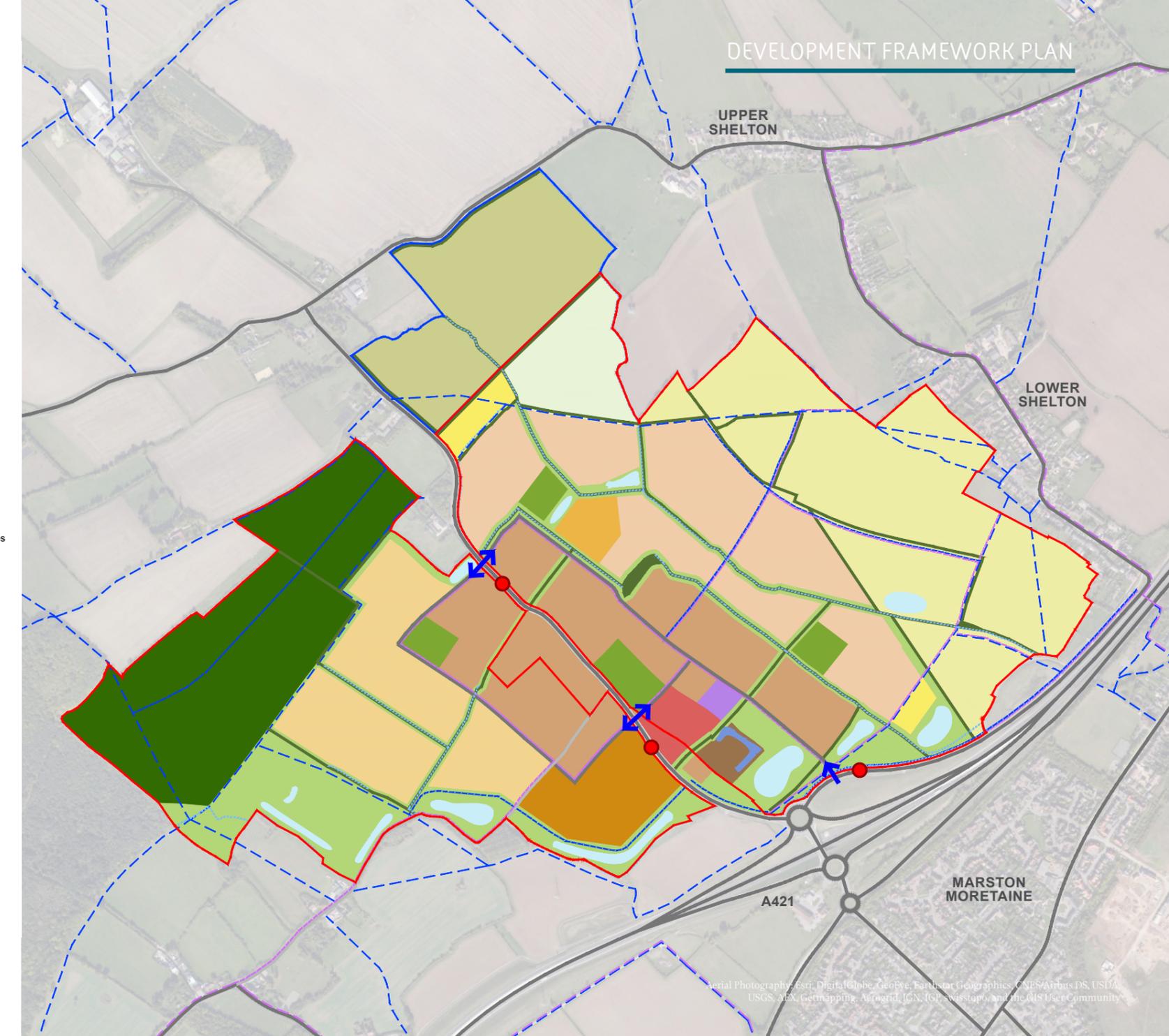
COMMUNITY USES

The community building, situated in a prominent location within the local centre, would act as a hub for the Marston Thrift community. Uses for the community building include: community events and meetings; indoor sports; a small gym; a library; and a café. It is envisaged that the building would incorporate a main hall suitable for larger events and parking that would be shared with other uses within the local centre.

The local centre will include a small supermarket, as well as a number of smaller retail units (e.g. a hairdressers or takeaway). It is anticipated that the supermarket and retail units would be located within the same building, and that apartments would be provided above the retail units in order to help create a compact and well-defined local centre, ensuring that activity is generated there throughout the day. Any retail provision within the local centre would be located to ensure that it is easily accessible to Marston Thrift residents and benefits from passing trade (e.g. by providing a presence on Beancroft Road).

The local centre will also include a pub/restaurant and café. The café would be located at the heart of the local centre (potentially within the retail building or community building) and ideally adjacent to a small public open space or square to allow a generous area of outdoor seating. The pub/restaurant would also include a garden and/or outdoor seating.

- Site boundary
- Additional land under site promoter's control
- Beancroft Farm
- Residential - Village Core
- Residential - Woodland Edge
- Residential - Countryside Park Edge
- Local centre
- Extra care home
- Combined 2 FE lower school and 4FE middle school
- 2 FE lower school
- Countryside park
- Community woodland
- Additional informal recreation
- Allotments
- Amenity / children's play / youth facilities
- Large formal recreation / pitches
- Retained agriculture / ecological enhancements
- Retained, enhanced and proposed hedgerows
- Primary roads
- Other roads
- Proposed key vehicular access points
- Indicative bus stop locations
- Public Rights of Way
- Proposed footpaths
- Sustrans cycle route 51
- Proposed dedicated cyclepaths



GREEN INFRASTRUCTURE & OPEN SPACE

The green infrastructure strategy for Marston Thrift is centred around three key concepts:

- A new countryside park, which would provide a natural buffer between the development and villages of Upper Shelton and Lower Shelton, whilst also delivering a significant new area of open space and habitat creation.
- A new area of accessible woodland, safeguarding rising ground to the north-west and creating opportunities for recreation and biodiversity. It will also help deliver the 'Marston Thrift to Wootton Wood' green infrastructure link creating a mosaic of woodland, open space, retained farmland, and hedgerows that extends across the northern part of the site.
- A substantial green corridor to the south of the village, ensuring that there is a 'green edge' to development, and in combination with the countryside park and new woodland, providing a habitat/recreational corridor around the entire settlement.

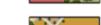
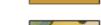
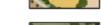
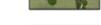
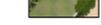
In response to feedback received from Central Bedfordshire Council (CBC), the proposals include a single consolidated area of formal recreational space / pitches on the northern edge of the site, adjacent to the proposed allotments and the existing Public Right of Way. The use of the pitches will be determined at the outline planning application stage, but it is understood from CBC that these are most likely to be for football and 3G pitches.

Consideration will be given to the provision of a clubhouse and changing rooms, with these ideally located close to the proposed residential development and existing Public Right of Way to maximise accessibility and minimise the extent of built development.

A range of combined amenity and play spaces will be provided throughout the development, and it is understood from discussions with CBC that the preference is for a smaller number of consolidated spaces as shown. The locations shown would ensure that all residents have good accessibility to an amenity space / children's play area, and that each space would benefit from high levels of natural surveillance.

The facilities to be provided in these spaces will include a MUGA (multi-use games area), as well as NEAPs (Neighbourhood Equipped Areas for Play) and LEAPs (Local Equipped Areas for Play), the number of which will be determined at outline application stage. It is envisaged that the MUGA would include youth provision and be located in a more central location (e.g. in the open space shown adjacent to the local centre).

The high quantity and quality of green infrastructure / open space will ensure the new village is well integrated into the local landscape, whilst contributing to the overall objective of increasing woodland coverage within the Forest of Marston Vale. The Marston Thrift development is able to deliver at least 30% hedgerow, tree and woodland cover within the site boundary.

	Site boundary
	Additional land under site promoter's control
	Beancroft Farm
	Residential - Village Core
	Residential - Woodland Edge
	Residential - Countryside Park Edge
	Local centre
	Extra care home
	Combined 2 form entry lower school and 4 form entry middle school
	2 form entry lower school
	Countryside park
	Community woodland
	Allotments
	Green infrastructure, including outdoor sport
	Drainage
	Agriculture



LAND BUDGET

The tables below sets out the overall land use budget; number/density of dwellings delivered; local centre uses; and amount of open space to be provided. The size of the school sites has been discussed with CBC's Education Officer, and the combined lower and middle school site assumes some efficiency by being co-located. Open space standards (established by the adopted Leisure Strategy) have been met, while there is a significant over provision of informal open spaces as a result of the community woodland and countryside park.

LAND USE	AREA (ha)
Beancroft Farm buildings and moot	1.0
Residential (including Extra Care Home)	62.3
Local centre	1.7
2 form entry lower school	1.4
Combined 2FE lower school and 4FE middle school	5.2
Open space	100.3
Retained agriculture	15.9
TOTAL	187.8

LOCAL CENTRE USES	INDICATIVE FLOOR SPACE (m ²)
Community centre	800
Health and social care facility	700
Convenience store / small supermarket	500
3 x retail units / cafe	300
Pub / restaurant	650
TOTAL	2,950

It is anticipated that the community woodland and countryside park will be used as recreational resource by the wider community, and the size of these areas reflects Catesby Estates commitment to creating a high quality new settlement that is well integrated into its landscape setting. Overall the scheme will deliver around 100 ha of publicly accessible open space.

RESIDENTIAL LAND USE	AREA (ha)	AVERAGE DENSITY (dph)	NO. OF DWELLINGS
Village Core	23.3	40	932
Woodland Edge	15.3	33	505
Countryside Park Edge	23.2	25	580
TOTAL	61.8	Approx. 33	2,017
Extra Care Home	0.5	/	50

OPEN SPACE USES	REQUIREMENT (BASED ON 2,067 DWELLINGS)	AREA (ha)
Countryside recreation sites	CBC confirmed not required - fulfilled by Millennium Country Park	/
Urban parks	CBC confirmed not required - not applicable for village development	/
Formal recreation areas	5.7	6.0
Informal recreation areas	12.1	88.5
Small amenity spaces	2.8	3.0
Children's play spaces	0.5	0.5
Provision for young people	0.2	0.2
Allotments	1.8	2.1
TOTAL	/	100.3

ALLOCATION WORDING

We suggest that the following description of development could form the basis of the proposed allocation for Marston Thift:

Strategic development comprising a sustainable new village settlement will be delivered in the Marston Vale, as shown on the proposals map.

The strategic allocation shall:

- 1. provide a mix of uses necessary to achieve a sustainable new community including:

 - a. approximately 2,000 homes;*
 - b. an extra care facility;*
 - c. provision of 2 x 2FE lower schools and 1 x 4E middle school;*
 - d. provision for retail and community facilities including health and social care facilities. These shall include A1-A5 uses, and D1 and D2 uses;*
 - e. creation of country park;*
 - f. community forest woodland planting;*
 - g. parks and children's play facilities; and*
 - h. formal and informal recreation and sports provision.**
- 2. create an attractive and well connected village which is comprehensively planned, whilst protecting against coalescence through the provision of woodland planting and a countryside park to create substantial buffers between existing villages;*
- 3. provide dedicated and safe pedestrian and cycle links from existing settlements to the local centre, schools, shops and community facilities;*
- 4. provide for efficient links and access to rail and other public transport routes which link with existing settlements;*
- 5. provide a package of necessary highway improvements to address any additional pressure on existing routes resulting from the proposed development;*

- 6. mitigate the impact of development on the Greensand Ridge through sensitive design;*
- 7. provide a green and blue infrastructure network incorporating, preserving and enhancing existing biodiversity, landscape, heritage, access and open space features which links existing and new villages with the wider countryside;*
- 8. deliver a comprehensive approach to surface water drainage including the use of SuDS and existing and proposed waterbodies and water features;*
- 9. incorporate measures to adapt to climate change, minimise energy use and explore renewable energy technologies; and*
- 10. provide infrastructure to facilitate high speed broadband.*

The development will be comprehensively masterplanned through an outline planning application to secure the necessary infrastructure requirements and ensure that they are delivered in a timely manner.

The early delivery of this site will be supported to ensure that it can provide new homes early in the plan period.

Design Codes will be prepared and subsequently approved by the LPA to guide this strategic development and secure a high standard of design prior to the approval of any reserved matters applications.

DELIVERY MODEL

Catesby Estates will act as master developer for Marston Thrift. While individual housebuilders will take forward the build out of homes, Catesby Estates will put in place the strategic infrastructure (open space, roads, utilities, schools and community facilities etc.) and will manage the site on a day to day basis, including construction management and jobs and skills opportunities.

Catesby Estates will deliver the strategic infrastructure including schools and community facilities first in preparation for each phase of development. The homes which will sit within each fully serviced land parcel will then follow on. This approach will enable Catesby Estates to set the standard and establish the long term place-making vision for Marston Thrift, which will be achieved by maintaining an absolute focus on high quality design and materials.

Catesby Estates 'oven ready' product is attractive to national and regional housebuilders and allows regional housebuilders access to large-scale sites with a significant pipeline.

The commercial elements of the local centre will be offered on either a self build or completed unit basis with a variety of land ownership structures depending on user requirements.

A Design Code will be prepared for Marston Thrift to provide an overarching set of design rules to ensure quality of design throughout the development. As master developer Catesby Estates will ensure that the Design Code is strictly enforced so that the highest standard of design is delivered by the selected housebuilders.

MANAGEMENT AND GOVERNANCE

Catesby Estates will retain responsibility for all Section 106 obligations, build the schools and other community facilities.

A Community Trust model is proposed to deal with the procurement, management and long term maintenance of community infrastructure, including open space within the development. The Trust will include representatives from residents and employees on the site, Catesby Estates and from the Parish and District Council.

The Community Trust (or equivalent model) will ensure that the detailed design, scope and management of the community buildings, schools and infrastructure such as open space and other public spaces reflects community aspirations. The Community Trust could also promote wider sustainability initiatives through a community website and forum, including monitoring the design and management of infrastructure and encouraging sustainable travel choices.

The formation of a Community Trust (or an equivalent model), its objectives, its composition and its funding will form part of the Section 106 agreement.

Initial discussions with the Marston Vale Trust (the charity responsible for the Forest of Marston Vale) have explored the potential for the transfer of the new woodland extension to Marston Thrift to the Trust for their future management.

The final decision on the long term management and governance will be made collaboratively with CBC at the relevant stage as defined by the conditions and/or Section 106 agreement.

PHASING STRATEGY

Marston Thrift is not reliant on significant new infrastructure and benefits from immediate accessibility to strategic road connections. Reflecting this situation the site is capable of delivering houses early in the plan period, making a meaningful contribution to the five year housing land supply.

The plans opposite provide an indication of the potential phasing strategy and broad direction of development. It is anticipated that the development will be delivered in four key phases.

Each phase will deliver a proportion of the housing as set out below:

- Phase 1: approximately 600 homes
- Phase 2: approximately 600 homes
- Phase 3: approximately 400 homes
- Phase 4: approximately 400 homes

Strategic infrastructure and community facilities will be delivered up front in the first phase of development to provide a solid foundation upon which the new community can grow. This includes the countryside park, community woodland, lower and middle schools and local centre/community facilities. The second lower school will be completed later in Phase 2 prior to the occupation of the 1,000th home.

The schools, local centre and health and social care hub will be a prominent illustration of Catesby Estates investment in early placemaking. The potential café and community building will provide a place for everything from community meetings, yoga classes to a catch up coffee, food or drink.

Catesby Estates would be happy to sign up to a delivery clause in the Section 106 agreement committing to the delivery of a specified number of homes within five years of obtaining an outline planning consent.



- Community woodland
- Countryside park
- Lower and middle school
- Local centre/community facilities
- Approximately 600 homes
- Green infrastructure and open space



- Second lower school
- Approximately 600 homes
- Green infrastructure and open space
- Formal recreation space/pitches



- Approximately 400 homes
- Green infrastructure and open space



- Approximately 400 homes
- Green infrastructure and open space

L D Ā DESIGN

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