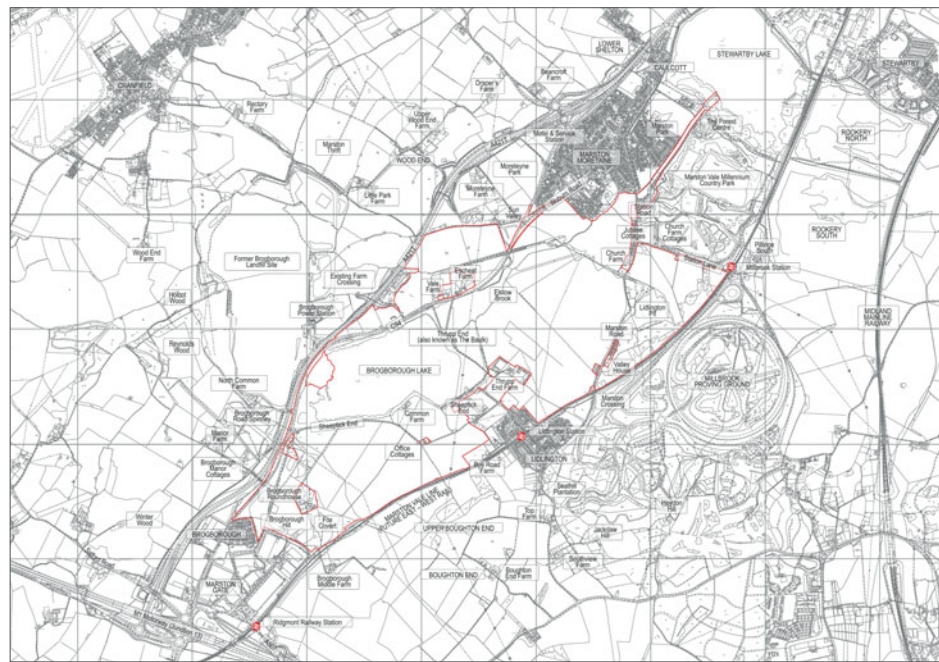


# Welcome



Central Bedfordshire Council has identified Marston Valley as a draft allocation its emerging Local Plan (2018) for a series of new villages including up to 5,000 new homes and a new business park. The allocation is a key component of its growth strategy to 2035. The Council has asked for views on the Local Plan through its own consultation.

O&H Properties Ltd has embarked on the comprehensive master planning of this site and has an experienced team that have been working on a set of emerging proposals and concept plan to demonstrate how growth can be delivered in a sensitive and integrated way.

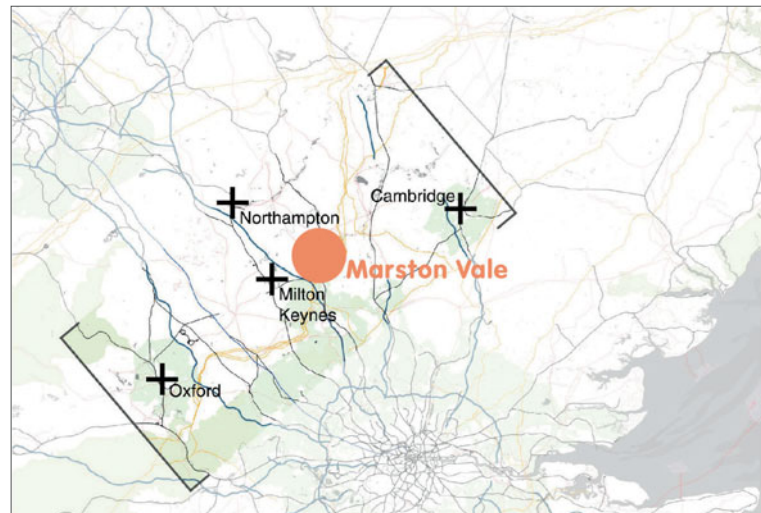
O&H is keen to engage with local residents, Parish Councils, businesses and stakeholders as part of this process. This event is to seek your views on our emerging ideas and to discuss these with you in a constructive manner.

## The Site

Situated between Bedford and Milton Keynes, the site is positioned at the heart of the Cambridge - Milton Keynes - Oxford Corridor, an area which is recognised nationally and internationally for its economic potential. The site lies alongside nationally significant road and rail infrastructure: it is well connected to the A421, M1 motorway and sits adjacent to the Marston Vale Railway Line.

There is a shared national and local vision for maximising the potential of this Corridor and its significant infrastructure projects (including East West Rail and the Oxford to Cambridge Expressway) through well planned and integrated growth.

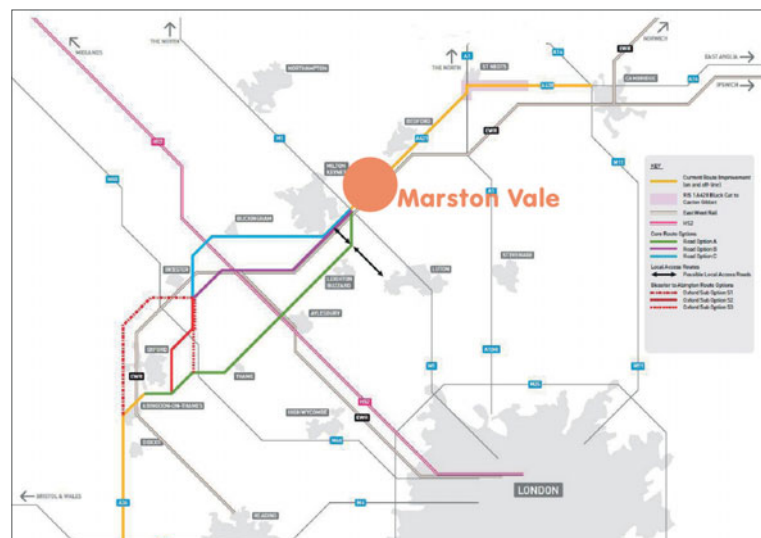
The site area extends to 566 hectares (1,398 acres) and includes Brogborough Lake as well as existing roads. Only a proportion (45%) of the site will be for 'built development', the remainder will be open space, woodland and waterbodies. This wide site coverage is necessary to design and deliver a comprehensive scheme. Planning strategically at this scale will also allow significant infrastructure to be secured.



Base Image Source: Cambridge Milton Keynes Oxford Interim Report (Nov 2016)  
National Infrastructure Commission



East-West Rail  
Base Image Source: Cambridge Milton Keynes Oxford Interim Report (Nov 2016)  
National Infrastructure Commission



Oxford to Cambridge Expressway  
Base Image Source: Cambridge Milton Keynes Oxford Interim Report (Nov 2016)  
National Infrastructure Commission

# What Underpins our Proposal

O&H has a long-term vision for its landholdings in the Marston Vale. It is committed to achieving well-planned, sensitively designed and high-quality development for the area.

The draft concept for Marston Valley has been shaped by:

The emerging proposals for Marston Valley have been the result of a number of years of work, learning from lessons along the way, to determine what scale and type of growth will enable benefits for the local area whilst remaining sensitive to local circumstances.





















Whilst growth in this area has been promoted for a long time, significant changes have been undertaken around the level of growth proposed, informed by messages from local communities, Council Members and Officers and other key stakeholders.

**1. Technical work to understand the constraints and opportunities of the area and how these can shape the scheme in a creative and innovative way.**

**2. An initial understanding of local community priorities and concerns through reviewing local Parish Plans and local Green Infrastructure Strategies.**

## Delivering local benefits

O&H has started to develop a community benefits package that can be delivered as an integral part of Marston Valley, informed by the Parish Plans and Green Infrastructure Plans. We particularly want to gauge local views on this. The following sets out our initial ideas:

<b>Housing mix to meet local demand</b> 	<b>c.4,200 permanent jobs &amp; 200 construction jobs each year for approx. 20 years</b> 	<b>Health &amp; Social Hub</b> 	<b>Sustainable waterside living opportunities</b> 	<b>4 community hubs: shops, cafes, community facilities</b> 
<b>6km Waterway Park and 4.5km of navigable routes</b> 	<b>Calming the C94</b> 	<b>New street network to relieve existing roads</b> 	<b>Local highway improvements and traffic calming</b> 	<b>Direct bus service to Ridgmont Station on East West Rail</b> 
<b>4 new parks</b> 	<b>New bus services to Milton Keynes, Bedford, Flitwick Station and Cranfield</b> 	<b>New 'cross vale link' including superfast broadband</b> 	<b>Pedestrian and cycle network</b> 	<b>Improvements to Public Rights of Way</b> 
<b>Lake and countryside access</b> 	<b>1 upper, 2 middle &amp; 4 lower schools</b> 	<b>Investment in utilities</b> 	<b>Improvements to existing local facilities</b> 	<b>What do you want to see?</b> 

### What is Marston Valley?

Marston Valley is the O&H project name for the new villages. The name is inspired by the Marston Valley Brickworks, Lidlington and Valley House, formerly the Hanson Pensions Office, now converted into assisted care apartments.

### What have we missed?



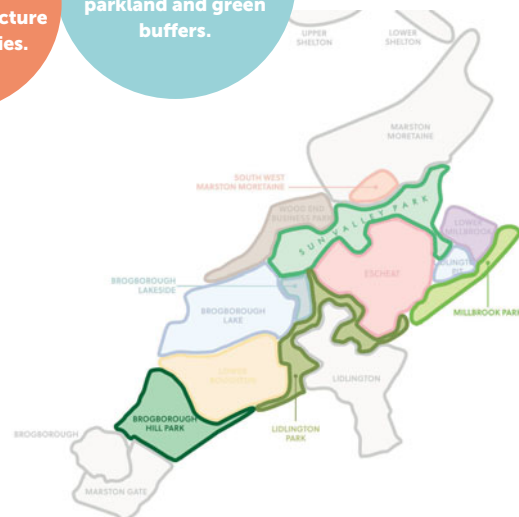
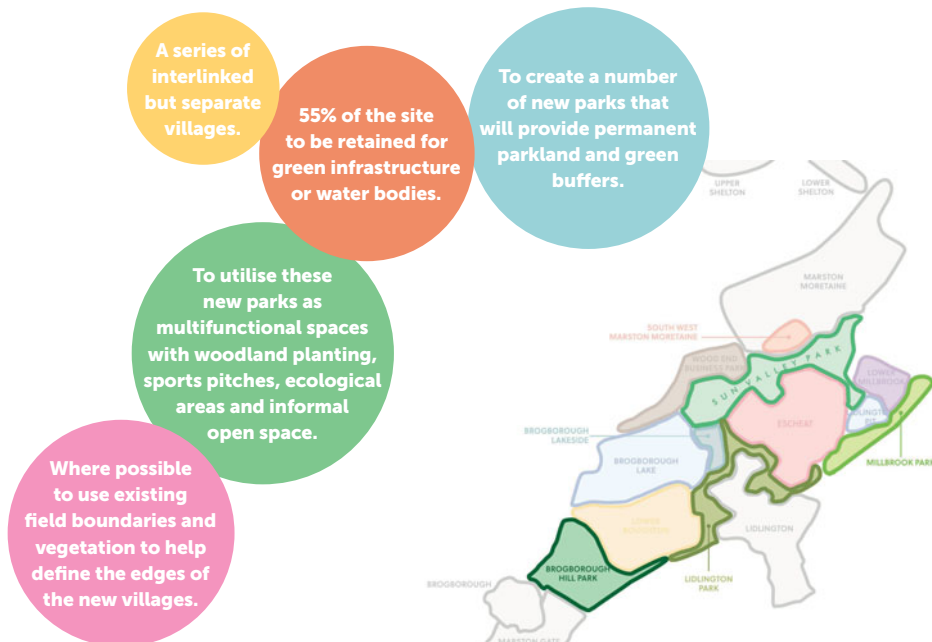
# Creating Villages

Respecting identity & avoiding coalescence

What we have learnt:



We are proposing:



## Understanding the Buffers



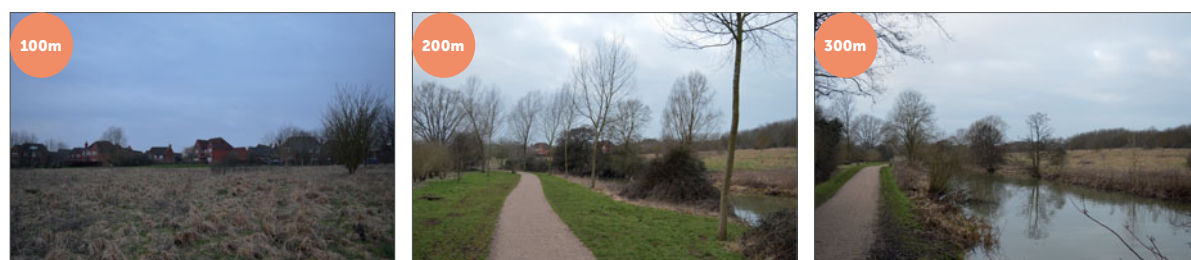
## What might this look like?

The two sets of photographs below demonstrate different widths of parkland buffer taken from three sequential viewpoints at the distances specified (100, 200 and 300m). One set shows residential development within an open setting. The other shows residential development with some planting to assist in screening. These are winter time photographs and so represent a worst case scenario.

### Open setting



### With planting

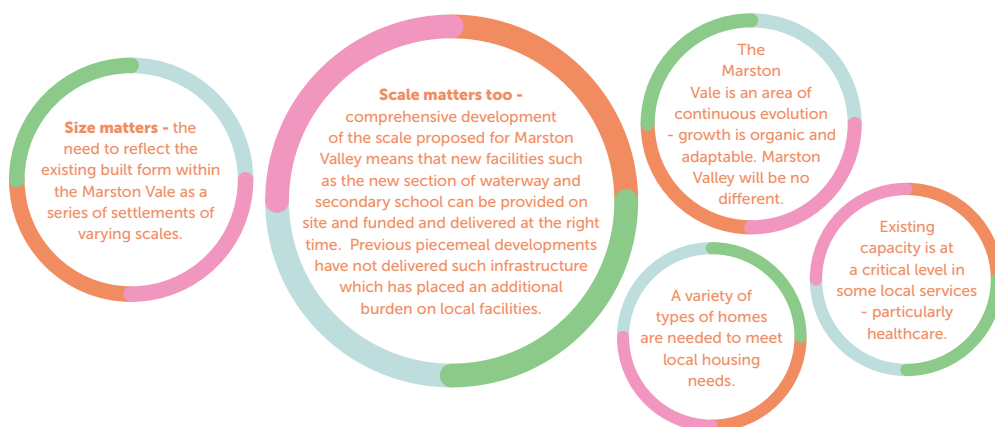


What have we missed?

# Creating Villages

## Scale & Facilities

### What we have learnt:



### We are proposing:

- Up to 5,000 new homes in a series of linked villages of varying scales but all built at densities reflective of existing settlements locally
- A range of house types to meet local need including affordable homes, self-build plots, homes for the elderly and bungalows
- Each village will provide its own community hub with access to local amenities including new shops, cafés, and other community facilities
- A new health and social care hub with new GP services and access to other healthcare facilities. We will work in collaboration with the Council and Bedfordshire Primary Care Trust on the best way to deliver these facilities
- Up to 7 new schools
- New job opportunities in the local area.



<span style="color: red;">—</span>	<b>Site Boundary</b>
<span style="background-color: #f9c99d; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	<b>Development Areas</b>
<span style="background-color: #f9c99d; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Residential & Mixed-Use Development Area
<span style="background-color: #8e7cc3; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Employment & Commercial Development Area
<span style="border: 2px dashed red; display: inline-block; width: 15px; height: 10px;"></span>	Community Hubs
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Existing Buildings to be Retained
<span style="background-color: #2e8b57; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	<b>Green &amp; Blue Infrastructure</b>
<span style="background-color: #2e8b57; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	New & Retained Woodland Areas
<span style="background-color: #4682b4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Retained Waterbodies
<span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Parks & Open Spaces including Sports & Play Areas
<span style="color: green;">—</span>	Important Green Links
<span style="color: blue;">—</span>	Navigable B&MK Waterway
<span style="color: blue;">...</span>	Waterway routed through Brogborough Lake
<span style="color: blue;">---</span>	Future Waterway Link
<span style="color: blue;">---</span>	Accessible Waterways
<span style="color: blue;">---</span>	Existing and enhanced Watercourses
<span style="color: purple;">—</span>	<b>Access &amp; Movement</b>
<span style="color: purple;">—</span>	Key Vehicular, Cycle & Pedestrian Connections
<span style="color: purple;">—</span>	Primary Main Streets incorporating Public Transport, Cycleways & Footways
<span style="color: purple;">—</span>	Secondary Local Streets incorporating Footways
<span style="color: purple;">—</span>	Local Access, Bus Only Routes with Footways
<span style="color: purple;">—</span>	Existing Road to be downgraded for local vehicular, cyclists and pedestrian access
<span style="color: purple;">...</span>	Marston Valley to Ridgmont Public Transport Route Options being considered
<span style="color: yellow;">—</span>	Existing Trails, other existing Public Rights of Way to be retained and incorporated
<span style="color: red;">—</span>	Existing Railway Station

#### 1. Escheat

- Lower, Middle & Upper School Campus
- Health and Social Care Hub
- Shops, cafes and other local facilities
- Sports facilities
- Play areas
- Informal open space



#### 4. Lower Millbrook

- Lower School
- Shops, Cafés and other local facilities
- Sports facilities
- Play areas



#### 2. Brogborough Lakeside

- Leisure and tourism facilities
- Pub / Café / Restaurant
- Watersports facilities
- Informal Open Space
- Lower school



#### 5. Lower School Extension

- Potential for an extension to the existing Lower School, which could be used for additional playing fields



#### 3. Lower Boughton

- Lower and Middle School
- Shops, Cafés and other local facilities
- Sports facilities
- Play areas
- Informal Open Space
- Civic space



**What have we missed?**



# Transport & Movement

## The strategic picture

### What do we know:

The Marston Vale is an excellent location where strategic road and railway networks meet. The area benefits from existing and planned nationally significant infrastructure investment and our proposals will ensure that both existing and new local communities can better take advantage of such investments including:

Ridgmont becoming a stopping station on the East West Rail line

The A421 dualling in December 2010 freeing up capacity on the C94

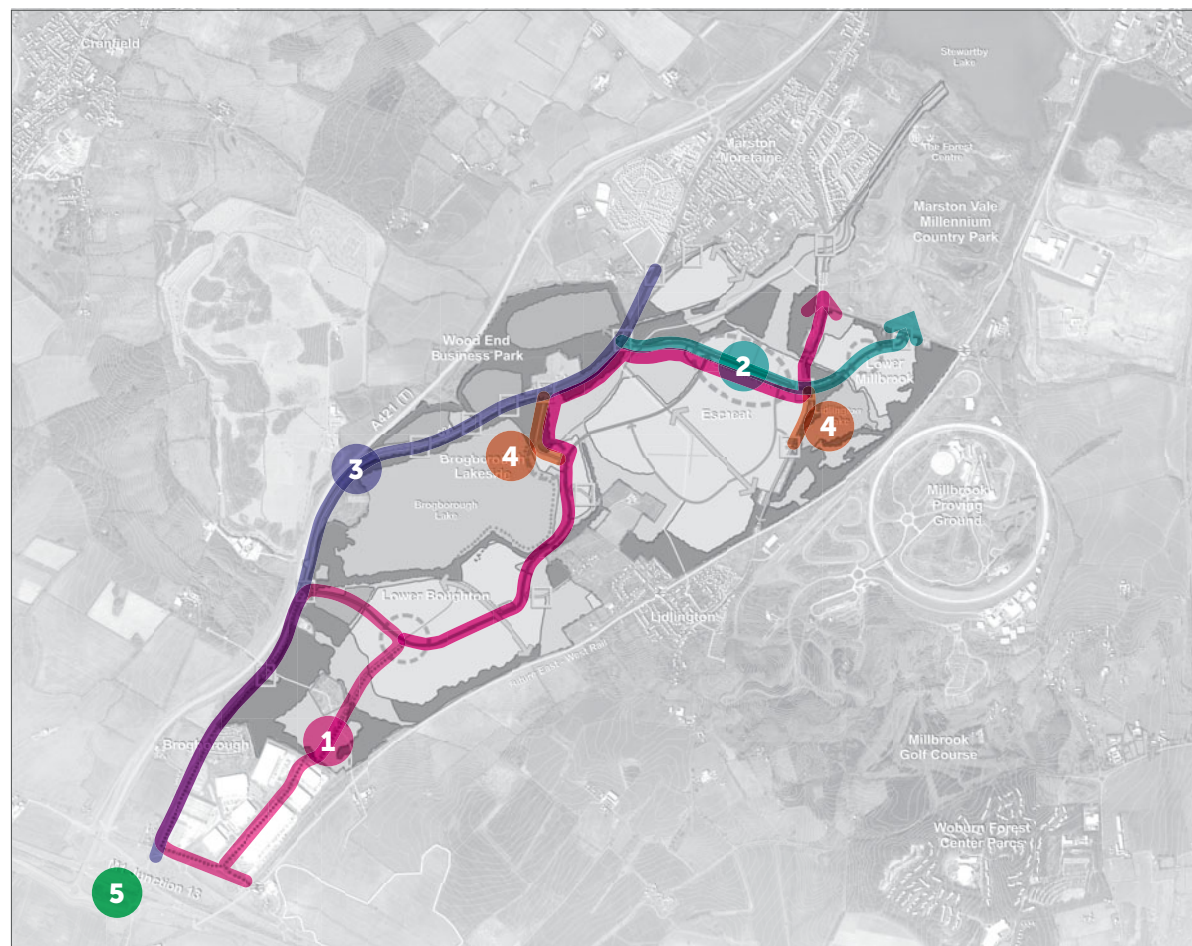
A421 upgrades as part of the Oxford to Cambridge Expressway

### How are we responding?

**Infrastructure Investment**

A number of key measures are proposed to be delivered as part of the scheme, including:

- 1 Bus connection with regular service to Ridgmont Station
- 2 Cross Vale Link (an integrated village street with bus route and pedestrian and cycle facilities) to provide better access to Millbrook Proving Ground and relieve Marston Moretaine
- 3 Calming the C94 and creating a 'village street' character
- 4 Sustainable mode only routes to promote walking, cycling and use of public transport and encourage traffic on to strategic highways and not local roads.
- 5 Contributing towards an improvement scheme to Junction 13 of the M1



**What have we missed?**



# Transport & Movement

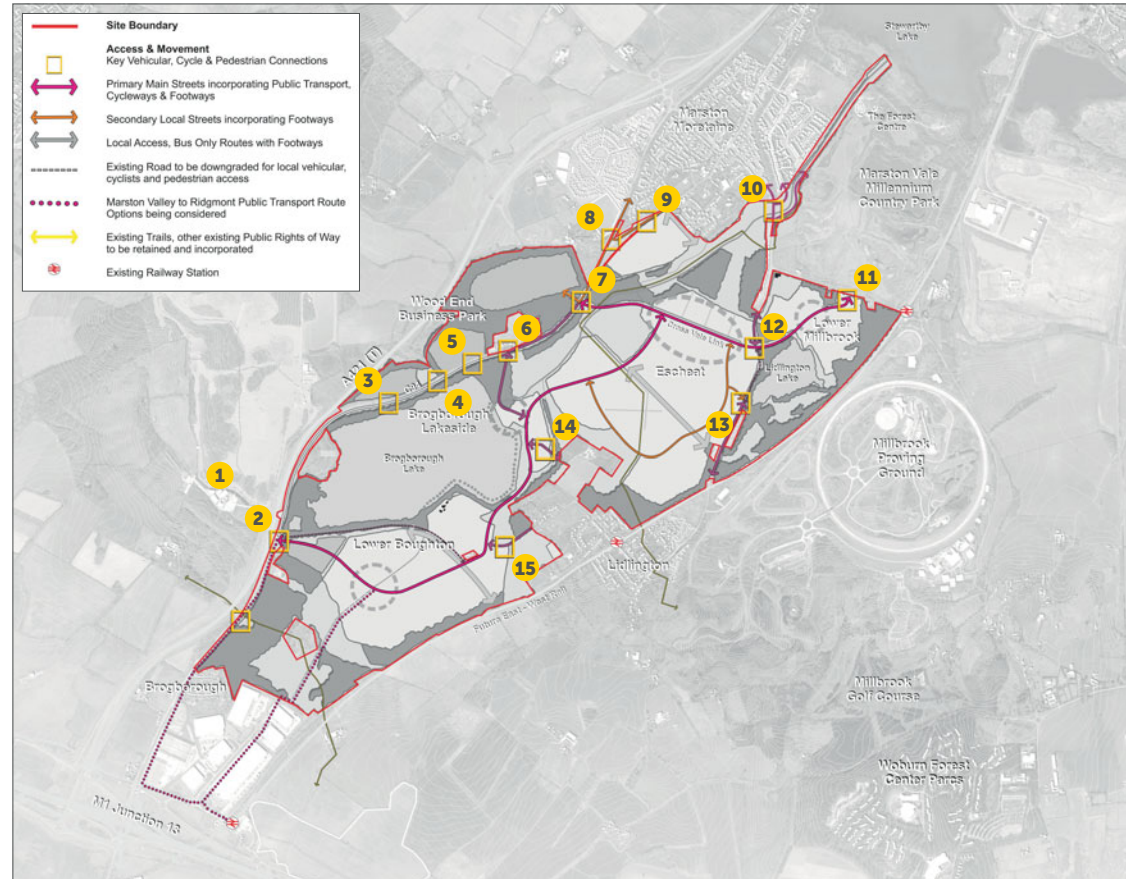
## The local network

### What do we know:

A detailed assessment of the impact of the proposals on the local road network has helped identify localised improvements that can be delivered as part of the scheme.

We understand that the capacity of the local highway network is one of the biggest concerns expressed locally for development in this area. With major infrastructure investment planned and underway we want to ensure the Marston Valley scheme encourages sustainable travel and that vehicular traffic is directed to strategic routes and away from local roads.

### Our current thinking:



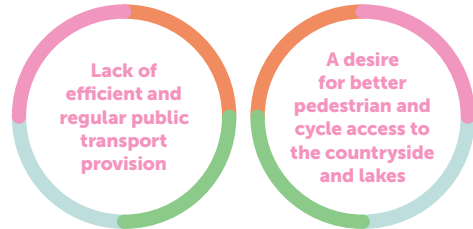
Are there other major local concerns about the network?



# Transport & Movement

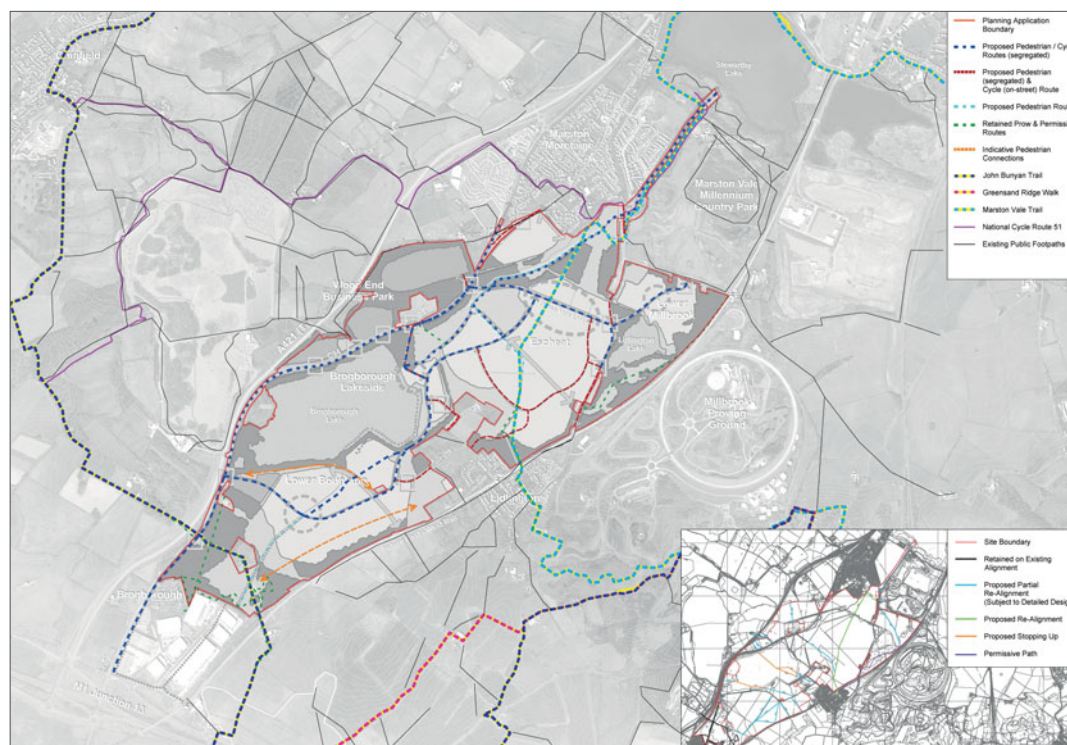
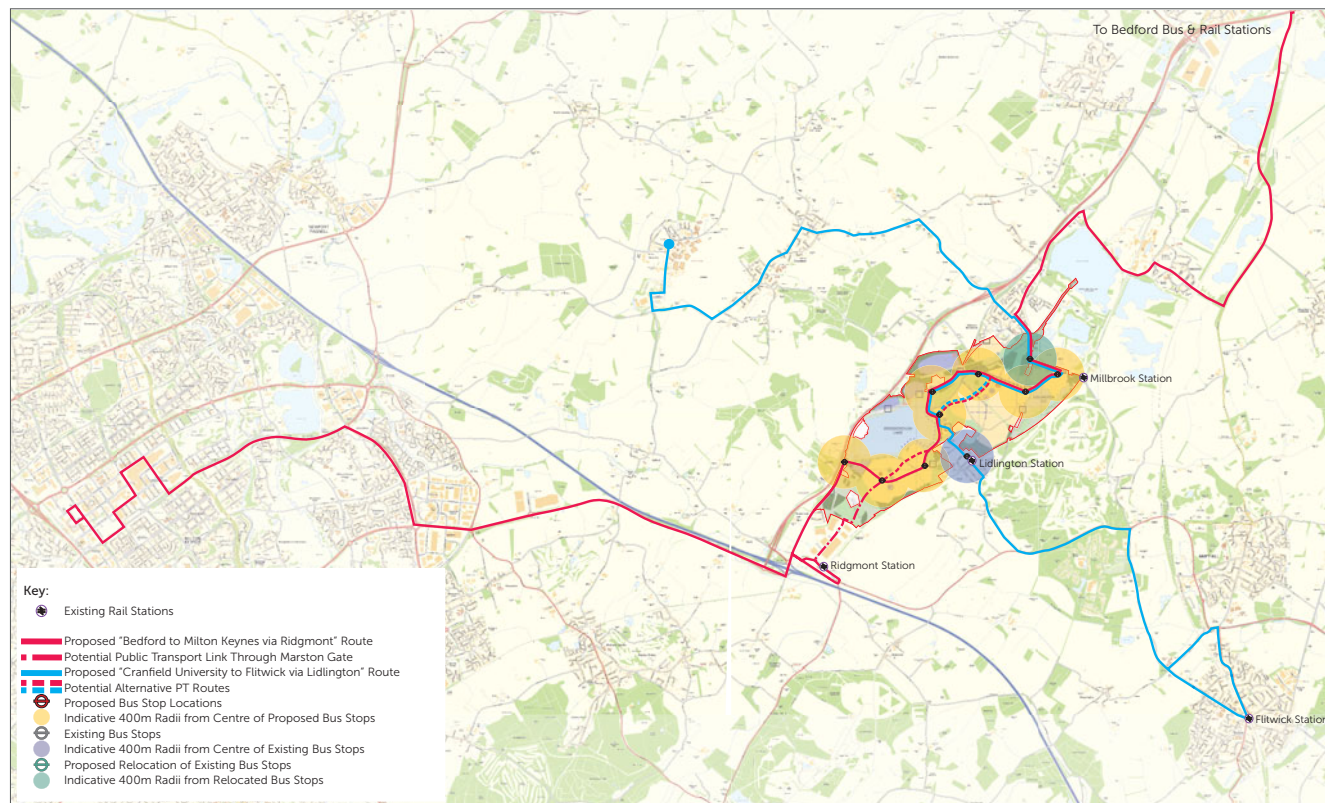
Public transport, walking & cycling

## What do we know:



## Our current thinking:

- New bus services to Milton Keynes, Bedford, Cranfield and Flitwick.
- Regular bus service to Ridgmont Station.
- New walking and cycling routes including to Brogborough Lake.
- Improved alignment of Public Rights of Way along the proposed B&MK Waterway route.
- Walkable neighbourhoods to ensure all day to day needs can be easily accessed without needing to use a car.



Above: Public Transport Proposals  
Left: Walking & Cycling Proposals

What else  
would  
encourage  
sustainable  
movement?

Proposed approach  
to existing Public  
Rights of Way



# Environment

## Landscape & ecology

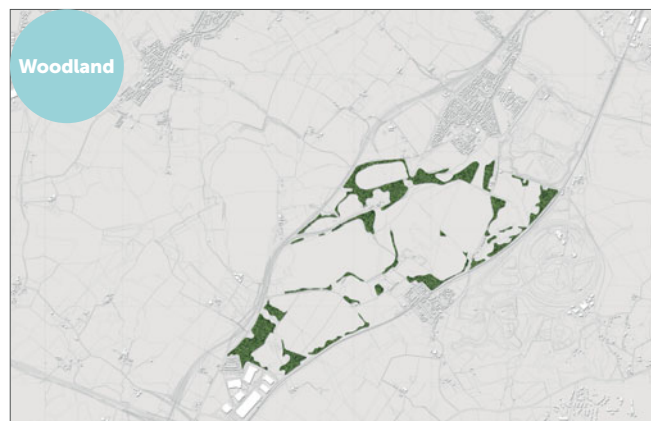
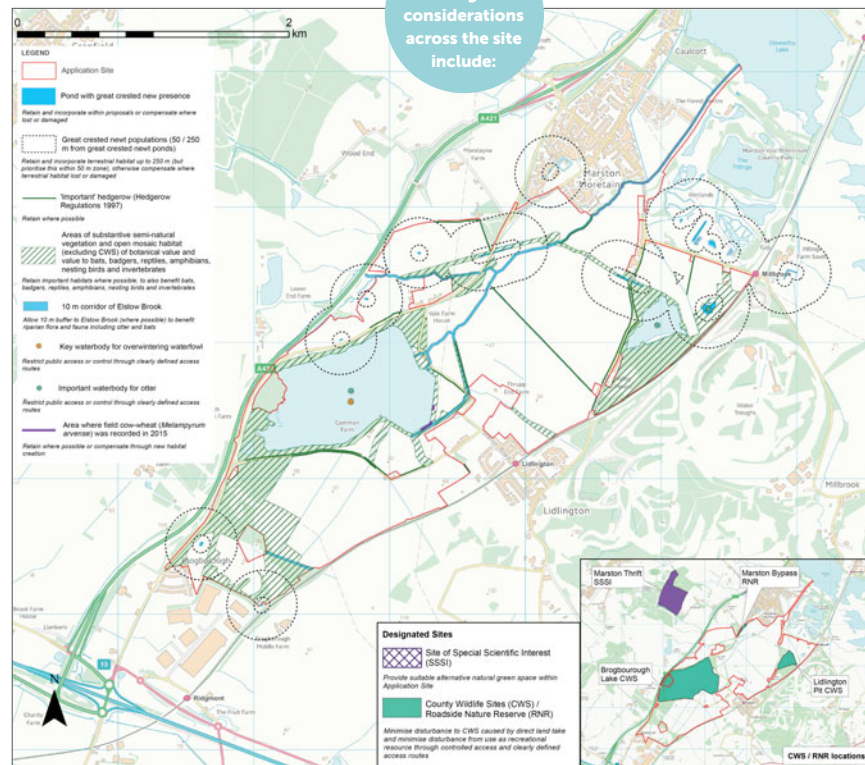
### What do we know:

The Marston Vale has a distinct landscape with a varied topography including the higher ground of the Greensand Ridge. It is a landscape characterised by past industrial processes and a programme of environmental regeneration has been underway for some years.

### Our current thinking:

The emerging proposals include:

- **Over 300 ha (or 55% of the site) not built on but given over to open space, woodland, lakes, parks, and a new waterway link**
- **Up to 17 ha of formal open space for sports and children's play**
- **30% tree cover reflecting Forest of Marston Vale objectives**
- **Areas identified for nature conservation**
- **Retention of the most valuable vegetation**

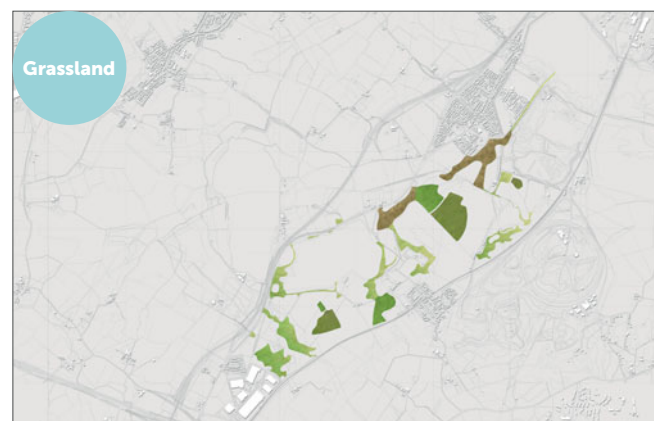
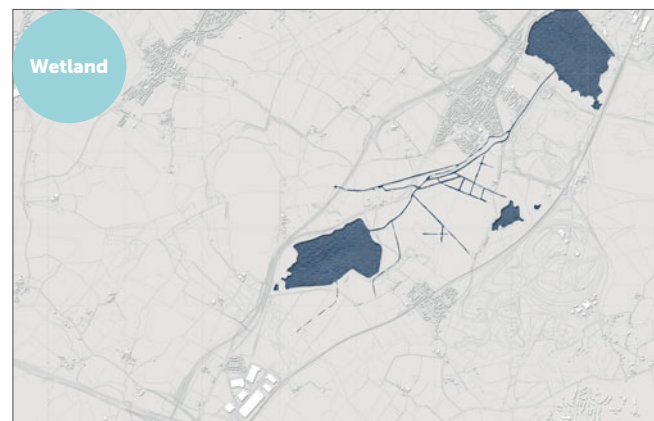


### Healthy communities

The scheme will seek to maximise opportunities to create healthy communities, places where people can be active and engaged, promoting health and wellbeing. These concepts align with national initiatives including Active Design (Sport England & Public Health England) and Planning Healthy Weight Environments (Town & Country Planning Association and Public Health England).

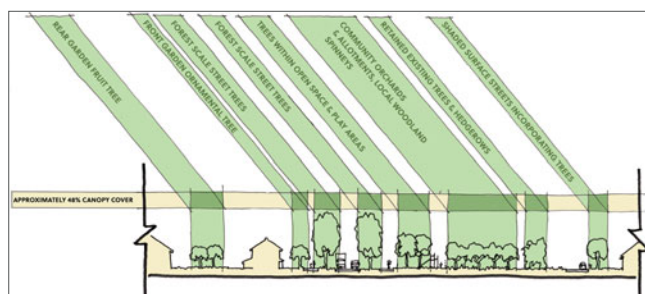
Healthy community principles that will be reflected in the scheme include:

- **Walkable communities:** homes, community facilities and open spaces (including sport) located within easy reach of each other, enabling people to walk and cycle to get to places.
- **Network of multifunctional open space:** areas of landscape providing open space, sports, recreation, play, woodland, wildlife habitats and productive landscape (allotments, orchards) located close to homes and communities.
- **Active Travel:** connected networks of working and cycle leisure routes, linking through new and existing places, that provide opportunity to travel by active modes of transport, in addition to public transport and other vehicular modes.
- **Co-location of community facilities:** schools, health services, shops and leisure facilities to be centrally located and where possible grouped together, at the heart of communities, accessible to all.
- **Sports & leisure:** the proposals include provision of sports fields, pitches, children's play areas for formal sports, team events and play activities, in addition to open space, grassland, woodland and meadows that provide space for informal activity.
- **Addressing mental health:** the scheme will seek to reduce loneliness and feelings of isolation by designing spaces for social interaction and encouraging community cohesion.



### Meeting the Forest of Marston Vale requirements

In addition to dedicated woodland areas, the wooded character will permeate through the new villages to help meet the 30% target.





# Environment

## Water & drainage

### What do we know:

Water is a defining asset for Marston Valley with Brogborough Lake, Lidlington Lake, the existing Elstow Brook and the proposed route of the Bedford and Milton Keynes Waterway running through it.

Water is integral to the Marston Valley proposals and O&H want to ensure that the scheme maximises the potential of the water network for recreation, ecological conservation, surface water drainage and visual delight.

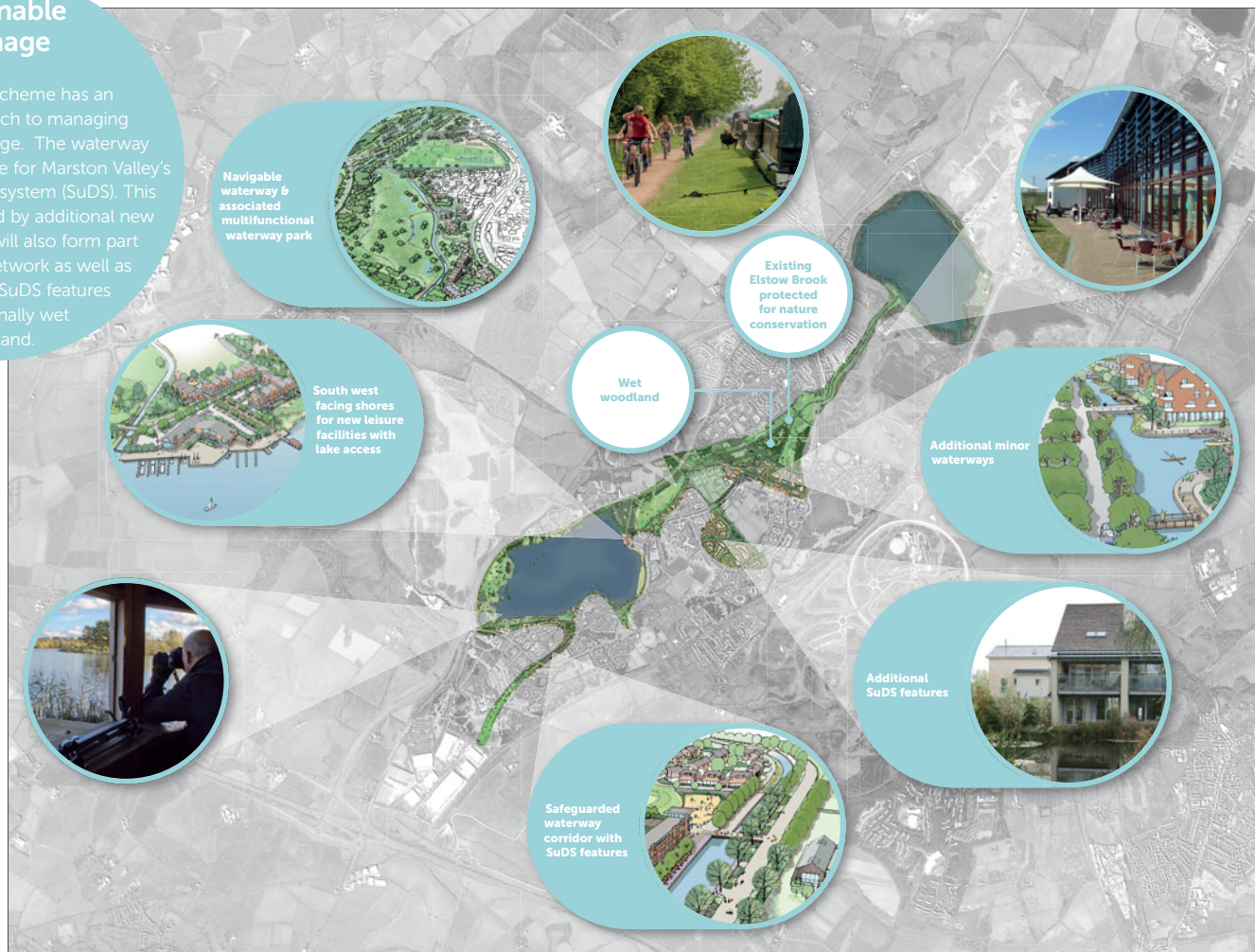
We understand the existing flood risk context of the site and surrounding area. There are small areas of existing flood risk which need to be taken into account.

### Our current thinking:

At the heart of the scheme is a new stretch of navigable waterway connecting Brogborough and Stewartby Lakes, forming a significant part of the proposed B&MK Waterway Park. This has also inspired the proposed creation of a wider network of new waterways as part of the built environment within the new villages.

### Sustainable Drainage

The emerging scheme has an innovative approach to managing surface water drainage. The waterway provides the main spine for Marston Valley's sustainable drainage system (SuDS). This will be supplemented by additional new waterways which will also form part of the drainage network as well as more standard SuDS features and seasonally wet woodland.



Sustainable Drainage Feature

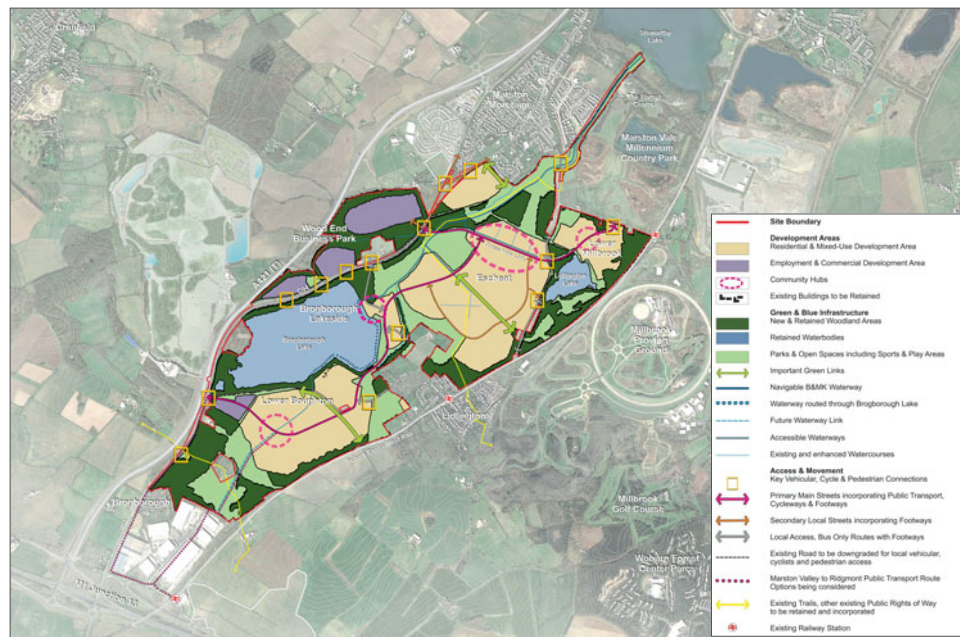
### Managing Flood Risk

The emerging scheme ensures all development areas will be outside areas of existing flood risk. The proposals will ensure that there is no increase in flood risk to third parties, and will reduce flood risk from the Elstow Brook in certain areas.

### What have we missed?

# The Emerging Proposals

What will the proposals deliver?



<b>Up to 5,000 homes</b>	<b>Over 300ha of open space and waterbodies</b>	<b>New community facilities</b>
<b>New retail, cafés &amp; other commercial units</b>	<b>New assembly &amp; leisure uses</b>	<b>4 community hubs</b>
<b>One upper school</b>	<b>Two middle schools</b>	<b>Up to 120ha of tree cover</b>
<b>17ha of formal open space and pavilions</b>	<b>Up to 30ha of employment</b>	<b>2+1 4 lower schools</b> (+ land for expanding Lidlington lower school)
<b>Health &amp; Social Care Hub</b>	<b>6km of Waterway Park including 4.5km navigable routes</b>	<b>Potential for hotel use</b>

## Indicative Land Use Budget

Main Use	Area
Site area	566 hectares
Built Area (as well as built development this will also include small scale open space, woodland planting and residential local roads)	Approximately 260 hectares Of which: <ul style="list-style-type: none"> <li>c.135 hectares residential;</li> <li>c. 38 hectares of mixed uses including community facilities, residential, retail uses and schools;</li> <li>c. 30 hectares of employment; and</li> <li>c. 57 hectares is remaining land in the red line boundary, which comprises new and existing infrastructure, additional small areas of open space, water assets and woodland.</li> </ul>
Parkland (comprising Lakes, open areas, buffer and strategic landscape planting)	Approximately 306 hectares Of which: <ul style="list-style-type: none"> <li>c.17 hectares as sports pitches and children's play areas;</li> <li>c.130 hectares of woodland;</li> <li>Remainder, c.159 hectares, of informal space, amenity space, water assets, ecological areas.</li> </ul>

## Indicative development capacity of built area:

For capacity purposes the following assumes an average density of 35 dwellings per hectare (dph). The scheme would actually have a range of densities across the site.

<b>Escheat</b> <ul style="list-style-type: none"> <li>c. 2,200 new homes</li> <li>c.18 hectares of education uses</li> <li>c. 3.5 hectares of community facilities and employment opportunities</li> <li>plus additional open space and play areas</li> </ul>	<b>Lower Boughton</b> <ul style="list-style-type: none"> <li>c. 1750 new homes</li> <li>c. 8 hectares of education uses</li> <li>c. 2 hectares of community facilities and employment opportunities</li> <li>plus additional open space and play areas</li> </ul>
<b>Lower Millbrook</b> <ul style="list-style-type: none"> <li>c. 500 new homes</li> <li>c. 2 hectares of education</li> <li>c. 0.5 hectares of community facilities and employment opportunities</li> <li>plus additional open space and play areas</li> </ul>	<b>Brogborough Lakeside</b> <ul style="list-style-type: none"> <li>c. 150 new homes</li> <li>c. 2 hectares of education</li> <li>c.1.5 hectares of community facilities and employment opportunities</li> <li>plus additional open space and play areas</li> </ul>
<b>South West Marston Moretaine</b> <ul style="list-style-type: none"> <li>c. 400 new homes</li> <li>plus additional open space and play areas</li> </ul>	<b>Wood End Business Park</b> <ul style="list-style-type: none"> <li>c. 30 hectares of employment land in a parkland setting</li> </ul>



# Marston Valley Places



## Lower Boughton

New homes to the south of Brogborough Lake together with a new lower and middle school and community hub with a range of retail and community facilities. A high-quality employment site will form a gateway from the C94.



## Escheat

Centrally located, permeated with minor waterways and fronting the waterway park with new homes, a new lower, middle and upper school campus and community hub with a range of retail and community facilities.



## South West Marston Moretaine

Contained village expansion of the existing settlement with an outlook onto the waterway park.



## Brogborough Lakeside

A waterside hub with new homes and a new lower school and tourism and leisure focused facilities on the lake edge.



## Lower Millbrook

Located close to Lidlington Lake comprising new homes, a new lower school and a community hub.



## Wood End Business Park

High technology and innovation led employment area in parkland environment with woodland belts to define development areas.



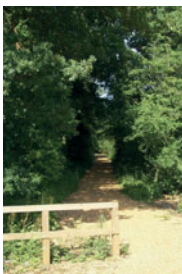


# Marston Valley Parks



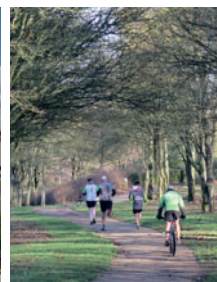
## Brogborough Hill Park

- Landscape setting for the Brogborough Roundhouse (a Scheduled Ancient Monument).
- Important recreational links for the existing community of Brogborough
- Safeguarded corridor for future Bedford and Milton Keynes Waterway.
- More naturalistic character containing substantial new and existing woodland planting and grassland.



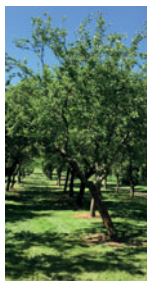
## Sun Valley Park

- One of the key recreational and leisure destinations in Marston Valley
- Follows the route of the new waterway and provides a multifunctional park incorporating pedestrian and cycle links between Brogborough and Stewartby Lakes.
- Intended to provide an extension to Millennium Country Park at Marston Moretaine.
- Areas seasonally wet with interconnecting paths and bridleways



## Lidlington Park

- Important parkland buffer between Lidlington village and the new Marston Valley villages providing a permanent and high quality setting for existing communities.
- Intended to be diverse and multifunctional, focused around public amenity potentially with sports pitches, orchards, allotments and gladed woodland.
- Extends towards Brogborough Lakeside, providing access via new and improved existing pedestrian and cycle routes.



## Millbrook Park

- Intended to be more environmental in character, with open informal access and retained and enhanced ecological habitats
- Containing references to its former use as brickworks, with information boards to enlighten visitors on its heritage
- Low key recreation facilities and views over Lidlington Lake, a former pit.



## Artists Impression



What do you think?



# Next Steps

## Help write the next chapter

We know that you may have questions about the proposals. Members of the team are on hand to answer these and discuss your thoughts in more detail. Further information and a copy of the exhibition boards can be accessed at **[www.marstonvalley.co.uk](http://www.marstonvalley.co.uk)**



### By Hand

Complete a questionnaire and put it in the comments box or post it to us at:

Marston Valley Community Engagement Programme  
c/o 18A High Street  
Olney  
Bucks MK46 4BB

### Online

Complete a questionnaire online at

**[www.marstonvalley.co.uk](http://www.marstonvalley.co.uk)** or  
email it to us at  
**[hello@marstonvalley.co.uk](mailto:hello@marstonvalley.co.uk)**

### Questions

If you have any questions about the proposals or how to respond you can email at:

**[hello@marstonvalley.co.uk](mailto:hello@marstonvalley.co.uk)**

Your views will help inform the scheme. O&H will then submit this as part of an Outline Planning Application to Central Bedfordshire Council. Once an application has been submitted the Council will run their own statutory consultation process on the proposals.

The Outline Planning Application will be the next stage in a much wider planning process. It will establish the broad site wide principles and overall quantum of development.

A Development Brief for the site will need to be approved by the Council before the outline planning application can be determined.

Further stages of detailed design will be required for each component of the scheme before any development can take place. This is likely to involve the preparation of Design Guides / Codes to ensure that the highest quality of development is brought forward.

Reserved matters applications will then be submitted to Central Bedfordshire Council for each part of the development.

**Each detailed design stage will be subject to further public consultation.**



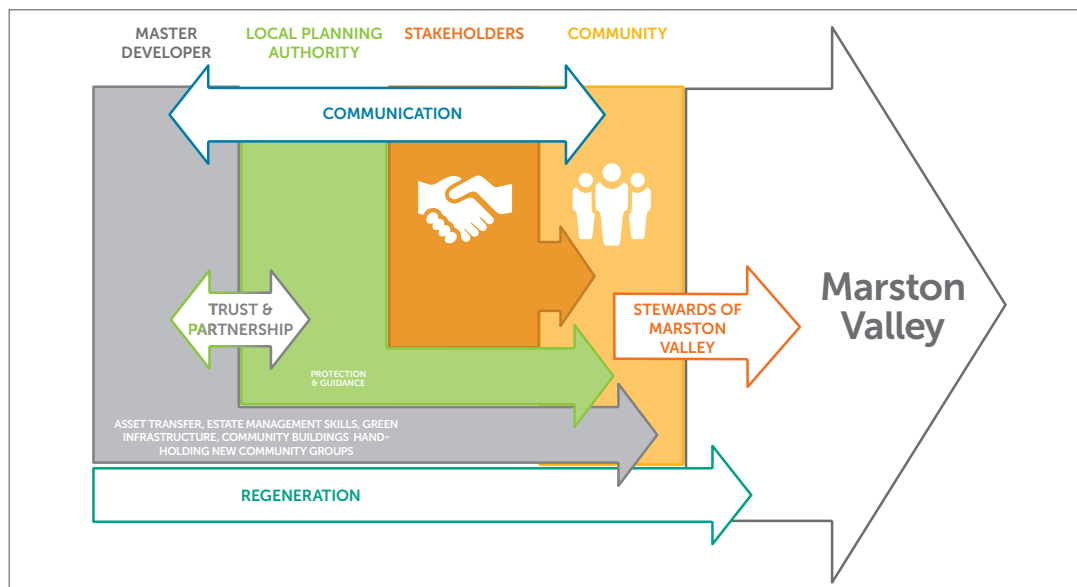
**What do you think?**

# About O&H

O&H Properties is a major landowner, with land holdings exceeding 4,856 hectares (12,000 acres) throughout England, mostly in Cambridgeshire, Bedfordshire and Buckinghamshire.

Its team of specialist planners and infrastructure engineers oversees the strategic promotion and management of these land holdings.

O&H adopts a 'master developer' role – this means that it doesn't build homes itself but makes places. O&H puts in all the engineered and community infrastructure in its strategic sites to create a high-quality development. It takes a long-term approach to delivering value by building new communities which remain fantastic places to live, long into the future.



## Local knowledge

O&H has a long-standing connection with the Marston Vale with over 1,619 hectares (4,000 acres) of land and lakes in its ownership in the Vale. It has invested significantly in the area and is committed for the long term. Some previous projects include:



**Forest of Marston Vale**

The land which now forms the Millennium Country Park and hosts the Forest Centre was gifted by O&H to the Marston Vale Trust in 1998. We continue to be supporters of, and work closely with, the Forest of Marston Vale, most recently on our project at Wood End.



**Lidlington Pit**

O&H worked with Central Bedfordshire Council to agree a route for a permissive path across Lidlington Pit. The aim was to provide a better off-road connection between Lidlington and Milbrook and to connect with the routes leading to the Forest Centre.



**Valley House**

Formerly the pensions office for Hanson, Valley House has been converted into six spacious 2-bedroomed apartments as part of a new assisted care development.



**Stewartby Park**

A development of 730 new homes and an employment area, built by Persimmon Homes to O&H's Design Code to ensure that the development is respectful of the character of the existing village. The development also includes the full regeneration of the sports ground to include new play areas, a bike track, new pavilion and cricket pitches.

## The O&H approach

O&H is now over 20 years into its 'master developer' model at The Hamptons in Peterborough. It commits its strategic sites for the long term' with a vested interest in delivering high quality throughout the life of the scheme.

As part of its long-term commitment to the future new community in Marston Valley, O&H is starting to think about the future governance strategy for the development. Informed by their experience in the Hamptons, Peterborough. This is likely to include the following measures:

- Putting in place strong governance arrangements including a **Marston Valley Management Company and Marston Valley Community Trust** for the blue and green infrastructure network and community facilities to ensure it is managed and maintained in the long term;
- Working with the local community to help them **set up new local organisations and initiatives such as residents associations**, so that they have ownership over their local area;
- Setting up the **'Marston Valley Voices' – a panel of local representatives** who will help guide the design of the development over its 20 year delivery, to include local businesses, residents etc;
- Establishing an on-site **O&H presence and hiring a community liaison worker** to form relationships with local residents and ensure that there is a direct line of communication throughout the delivery of the scheme;
- Working with **local sports and social clubs**, ensuring either new facilities or contributions towards improving existing ones are provided where required.

