











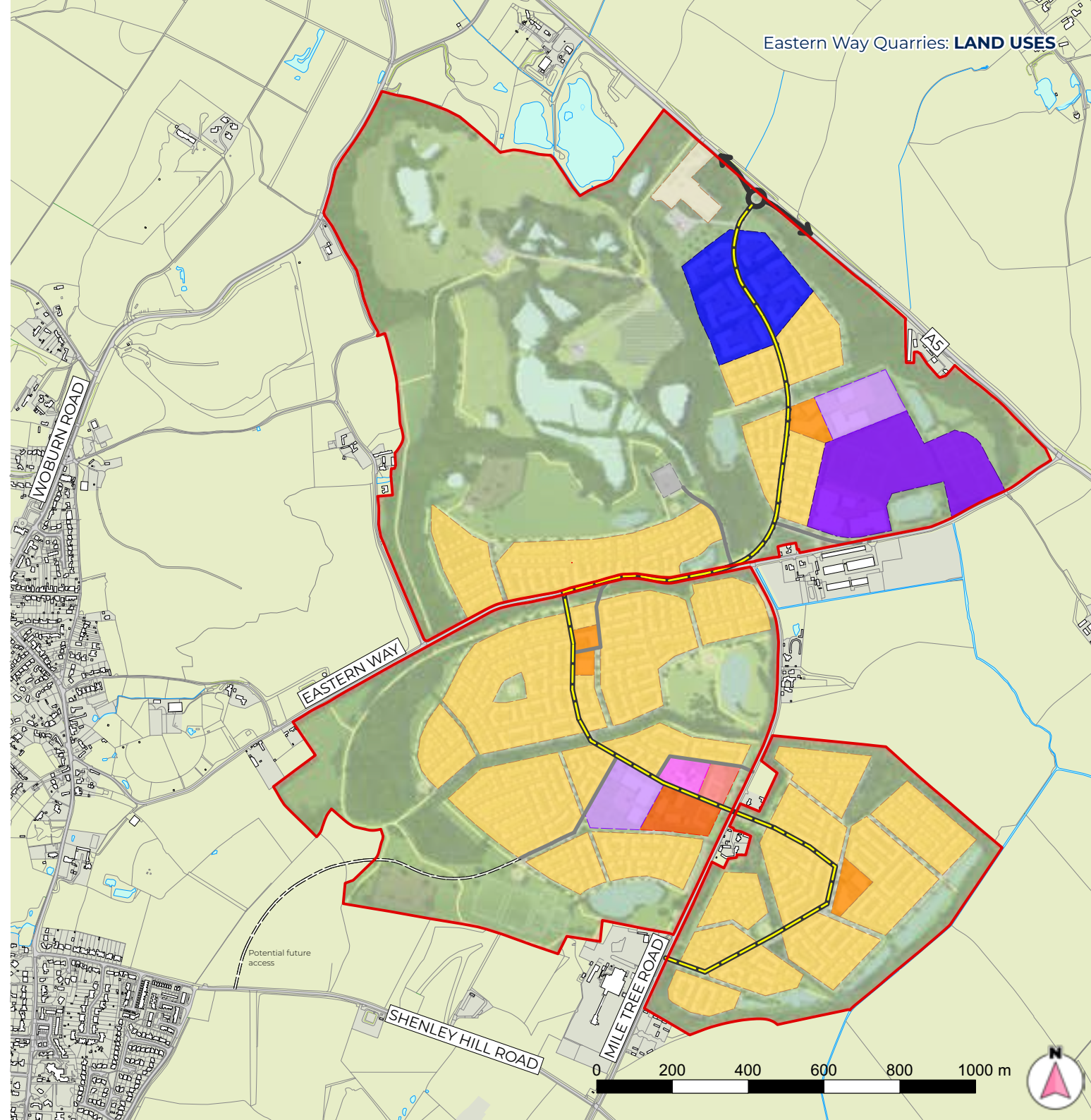


- Site boundary 
- Residential (80.7ha) 
- Neighbourhood Centre (1.8ha) 
- Local Centres (3x 0.8ha) 
- Health Hub (0.9ha) 
- Care Facility (0.8ha) 
- Employment (7.7ha) 
- Primary school (2x 2.5ha) 
- Secondary school (10ha) 
- Country Park parking, cafe & visitor/education centre (0.4ha) 
- EV charging station 
- Multi Modal Corridor 





### **Dedicated Country Park & Woodland**

Eastern Way Quarries offers an abundance of open spaces. Swathes of rewilded open land and serene woodland will come together to create a Country Park, with unrestricted access for the long-term benefit of residents and the wider community. The land will be informal and wild, inviting all ages to play, to run, and to explore all that nature has to offer. Informal paths and cycleways will crisscross the landscape, enabling active travel, whilst quiet, sheltered areas give space for peace and reflection.

### **Essential Biodiversity**

The strongest natural defence against climate change, the promotion of rich and diverse ecosystems, is essential for the future of life on Earth. Eastern Way Quarries' rewilding scheme will transform depleted, damaged former quarry land and encourage flora and fauna in abundance. These newly created wild spaces will attract insects,

bees, birds, and other animals, naturally developing into ecosystems that will grow and flourish for today's community and future generations.

### **Natural Areas**

In total, the Eastern Way Quarries scheme releases over 180ha (60%) for strategically planned networks of natural and semi-natural areas for the benefit of all. This green and blue infrastructure comprises the Country Park and Woodland, alongside new lakes, ponds and waterways.

### **Well Designed Place**

Within the residential areas of Eastern Way Quarries, trees and wildlife-promoting planting will connect habitats across the development in wildlife corridors. Key ecosystems will be restored and encouraged, aiding in the rewilding of the whole site. These sensitively designed green pathways and all the wildlife they attract will

deliver substantial additional gains in biodiversity.

















### **Community Food Growing Hubs**

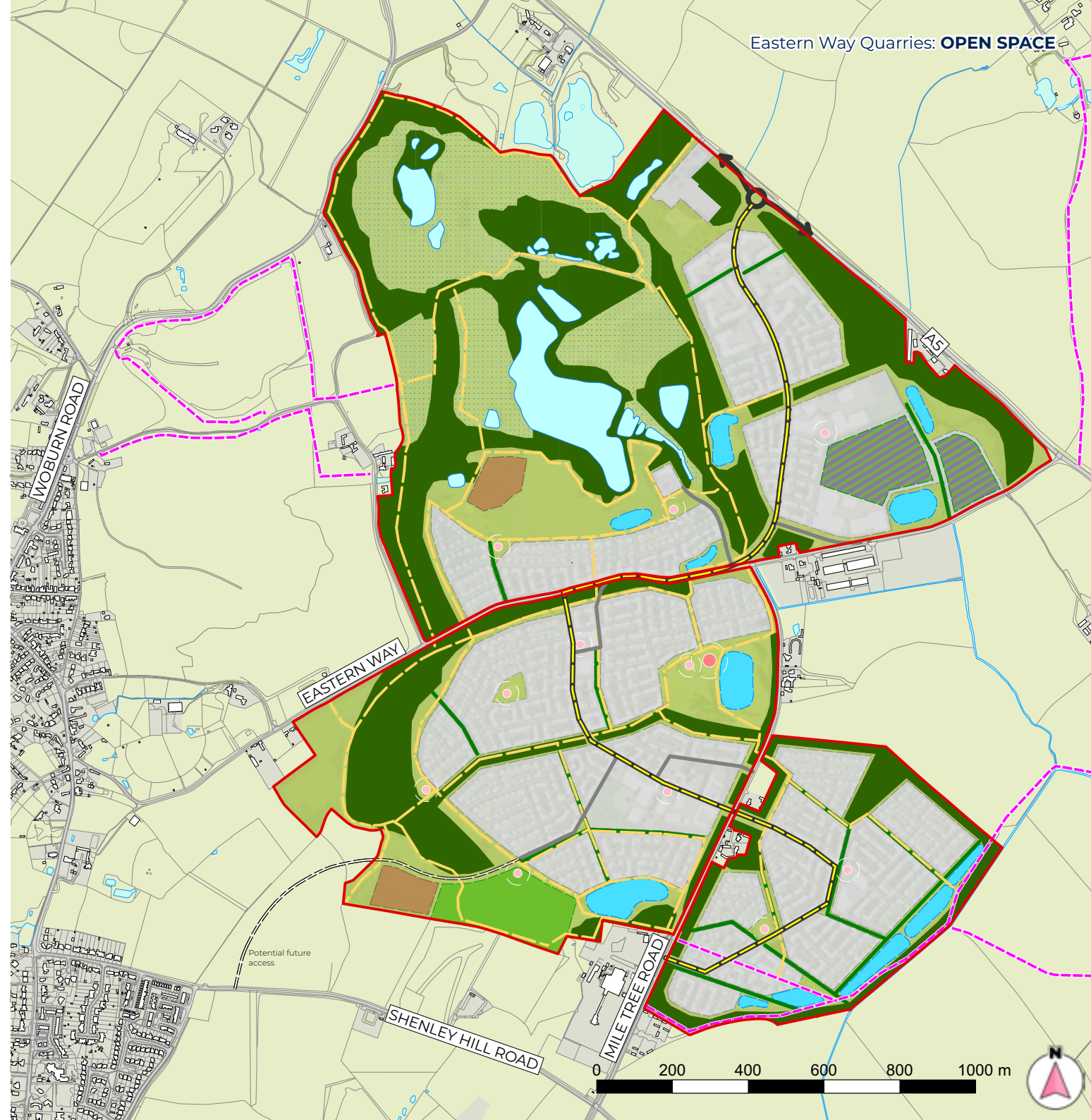
The human benefits of nature are well documented, and Eastern Way Quarries promotes active, outdoor lifestyles for all residents. Homes and gardens are interspersed with allotments and orchards throughout the community, providing a myriad of food growing opportunities.

### **Outdoor Activity**

Physical activity is vital for healthy lifestyles, so Eastern Way Quarries' considerable outdoor amenities will include a range of fitness facilities, including parcours, designated areas for natural play, woodland and meadowland trails, and community gathering areas. Defined sports pitches with Multi Use Games Areas will serve both schools and local teams for training and competition.



- Site boundary 
- Green space 
- Country Park 
- Woodland 
- Hedgerows 
- Sport pitches (5.2ha) 
- Sports pitches shared with secondary school (6.2ha) 
- Allotments (2x 1.5ha) 
- LEAP (incl 20m buffer) 
- NEAP (incl 30m buffer) 
- Attenuation basins 
- Ponds/lakes 
- Built development 
- Multi Modal Corridor 
- Existing Public Rights of Way 
- Greenway links (pedestrian/cycle routes) 





# Economy and Employment

## **Ideally Located Regional Employment**

Eastern Way Quarries' employment area is perfectly positioned within the Golden Triangle, formed by the university cities of Oxford, Cambridge and London, known for Knowledge-Intensive Services (KIS). Offering excellent transport links to a plethora of KIS businesses, captive corporate audiences, and an appealing lifestyle for skilled workforces, Eastern Way Quarries is ideally located to attract a range of start-up and established businesses to the area. The campus-style infrastructure will encourage collaboration and innovation, whilst flexible spaces will suit businesses of all sizes.



## **Wealth to Central Bedfordshire**

The Eastern Way Quarries scheme will make a significant economic contribution to Central Bedfordshire, both during and following construction. The free-standing community will be largely self-sufficient and will not be dependent upon built up areas in the region, but shops and services in the areas to which Eastern Way Quarries is well connected will benefit from the business of new residents and their visitors.



## **Broad Employment Opportunities**

Primarily focussed on High-tech Industry and Knowledge Intensive Service Industry Groups (HTEC) in the dedicated employment area, the Eastern Way Quarries community will also attract other professions, offering employment and apprenticeship training opportunities in a broad range of sectors, including, medical and wellbeing, retail, catering, sports and recreation, and education.

## **Renewables Education Centre**

The scheme's Country Park information and education centre will incorporate a renewables education and training centre, inspired by the onsite renewable, battery, and micro-grid technologies. Local schools and colleges within the region will be offered work experience and internships to learn about the role of renewable technologies in the fight against Climate Change, and to train in the operations and maintenance of the nation's green energy infrastructure.

## **Renewably Powered Employment**

Buildings within the employment area will be directly wired to Eastern Way Quarries' micro-grid, so will be powered by year-round renewable energy. The units will also benefit from heat pump technology, making them truly Net Zero Carbon.

# Housing for All

## Housing for All

Eastern Way Quarries will offer a variety of well-designed homes, affording a mix of character, size, and type, to create a well-balanced, rich and vibrant community. Homes will be available for private ownership and rental to suit people of all life stages, family sizes, and socioeconomic status. The development can accommodate much needed affordable housing, with the capability to provide up to 50% of the overall proposed housing numbers. Other tenures are also included in the scheme, including assisted living, live/work, shared households, and self or custom build homes.

## Employment and Housing

By providing housing and employment space in close proximity, the Eastern Way Quarries site promotes a sustainable working lifestyle, reducing the need for out-commuting, and reducing vehicle movements both within and outside the development, thereby encouraging a healthy work/life balance for all.

## Lasting legacy

AWGroup is a family-owned business that has had a shared history with Central Bedfordshire for over a century. Committed to the community, AWGroup has invested over £18 million in renewable technologies over the last ten years, providing much needed green power to homes and businesses

in the local area. In the last year alone, AWGroup has invested in an EV bus charging facility and supplies ultra rapid vehicle charging at the cheapest price in the out of home market. AWGroup developments such as Eastern Way Quarries are conceived and designed to ensure exemplary 'place-keeping'. As a result, stewardship will be established with community involvement, with measures put into place to maintain this standard. This important process of stewardship will be key to ensuring that this new community remains an inspiring place to live for generations to come.





# Exemplar Design

## Energy-efficient Buildings

A range of expertly designed energy-efficient homes and community facilities will be planned into the Eastern Way Quarries scheme from the outset. Stringent control measures will include the application of outstanding insulation to prevent heat loss with a 'fabric-first' approach. Powered by renewable energy, individual buildings will also benefit from a range of energy enhancements, including, rooftop solar, heat pump heating, high-speed fibre connections, smart energy meters, and off-street EV charging facilities. A limited and vital resource, the wastage of water will also be controlled within Eastern Way Quarries. Measures will be in place to reduce water usage, whilst permeable surfaces will capture rainwater runoff and recycling processes will ensure as little is lost through domestic and commercial use as possible.



## A Beautiful and Responsible Place to Live and Work

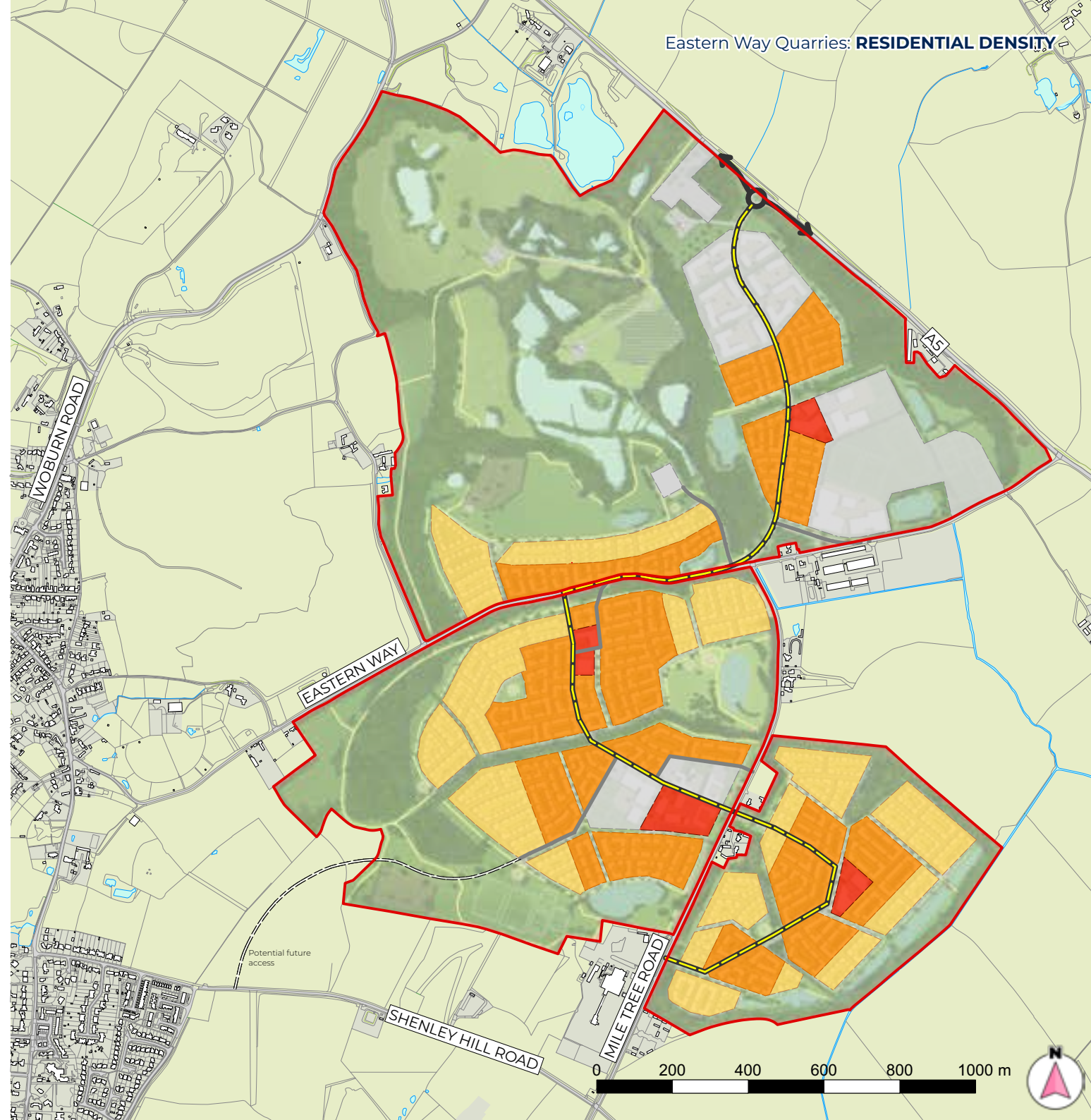
Eastern Way Quarries offers residents a highly sustainable and environmentally responsible community in which to live. Ambitious, meticulous designs will ensure a future-proof approach to the development, with a range of climate and energy-efficient measures in place across the board. Homes and commercial buildings will be of the highest quality, reflecting the character of the local area and region. A wide range of housing densities provides something for everyone within the community, with pockets of vitality balanced with quiet corners. Tree-lined roads and paths will make the development merge seamlessly with nature, wildlife corridors and contiguous green spaces will make Eastern Way Quarries a truly beautiful place to live and work.



## Timely Delivery of Infrastructure

The Eastern Way Quarries scheme has been carefully planned for an integrated approach to the delivery of both housing and infrastructure, enabling exemplary placemaking. The delivery programme has been designed to fall in three, clear phases, ensuring that the scheme is delivered within an 11-year buildout period. At a consistent rate of 309 homes and substantial associated infrastructure every year, a thriving new community can be established immediately.





Site boundary



Lower density residential (**30dph**)



Mid density residential (**45dph**)



Higher density residential (above retail etc) (**60+dph**)



Other non-residential uses



Multi Modal Corridor





# Connectivity

With cutting-edge micro-grid technology, Eastern Way Quarries will contribute to the nation's fight against climate change, whilst demonstrating an exemplar community, promoting healthy living and delivering an integrated and well-connected standalone settlement.

The scheme reflects a fundamental change in the way people will move around, both within the development and throughout the surrounding area. Attitudes towards mobility are shifting faster now than they have at any other time in recent history, and there is a clear difference in mindset between the generations. This is fuelled by equally

fast changes in mobility technology, creating new options and expectations that combine liveability, mobility, health, and climate effect, with each element inextricably linked with the other.














Eastern Way Quarries provides safe, sustainable, suitable, and convenient access for all residents to all parts of the development and beyond. Walking, cycling, and accessible high-quality public transport services will be prioritised, offering a genuine choice of transport modes and reducing car dependency.

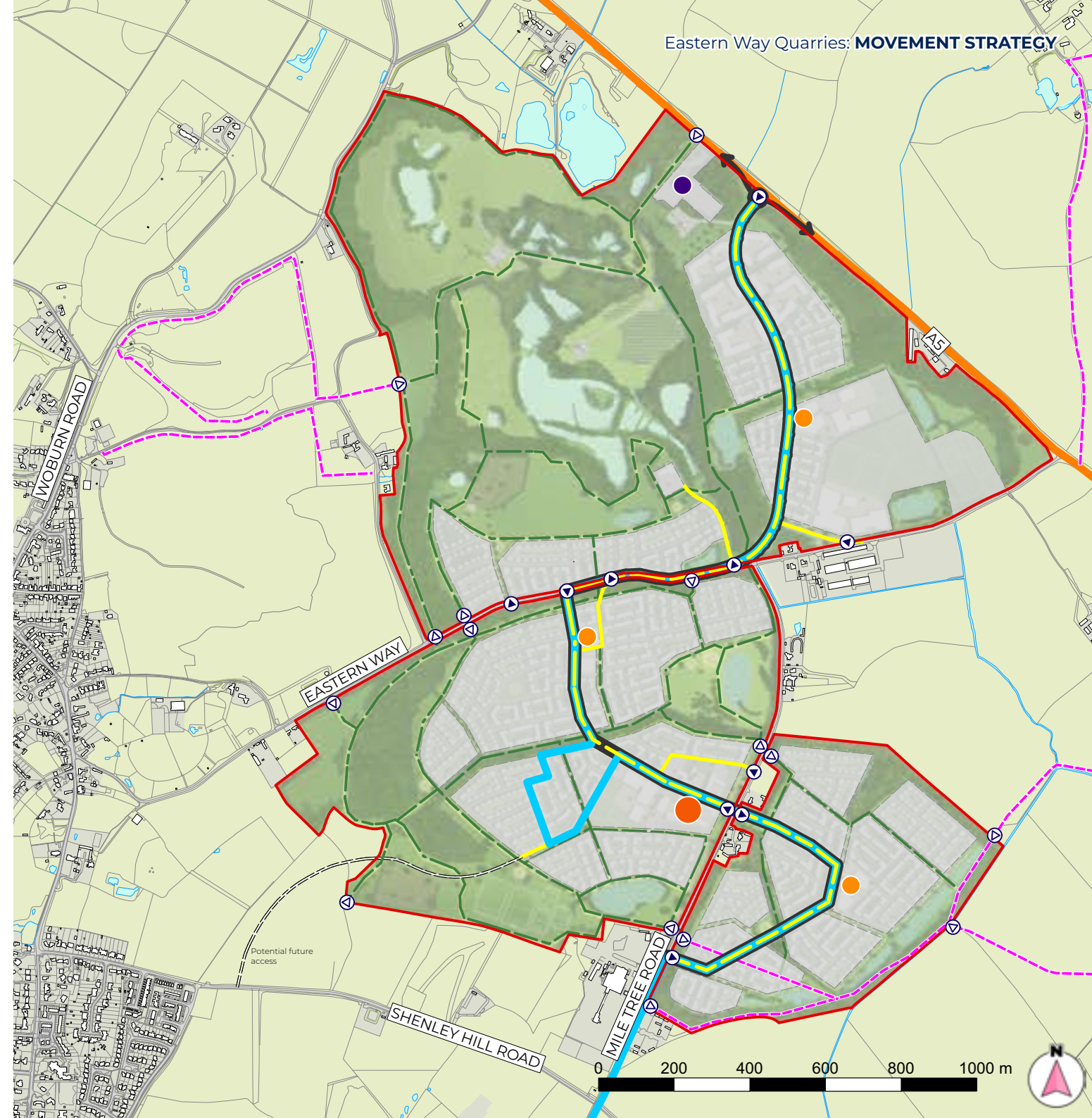
The development will be accessed from several junctions, including from the A5 at the north-eastern edge of the site

via a new 3-arm roundabout. The site's centrally located, principal route will serve as the main internal movement corridor for all residents and visitors. Providing direct and efficient access, it will link up the new community from the A5 junction, prioritising buses, pedestrians, cyclists and e-cargo commerce through the employment area and past the secondary school, onto the neighbourhood centre and southern part of the scheme.

Residents will be able to travel efficiently, safely and environmentally sensitively, throughout the community, whilst also accessing onward travel provision to all areas of the southeast and wider region.



- Site boundary 
- Vehicular access points 
- Pedestrian/cycle access points 
- Multi Modal Corridor (including proposed Bus Route 1) 
- Proposed Bus Route 1 
- Proposed Bus Route 2 
- Secondary access routes 
- Existing Public Rights of Way 
- Grenway links (pedestrian/cycle routes) 
- EV charging station 
- Neighbourhood Centre (including transport hub) 
- Local Centre (including mobility hub) 
- Built development 

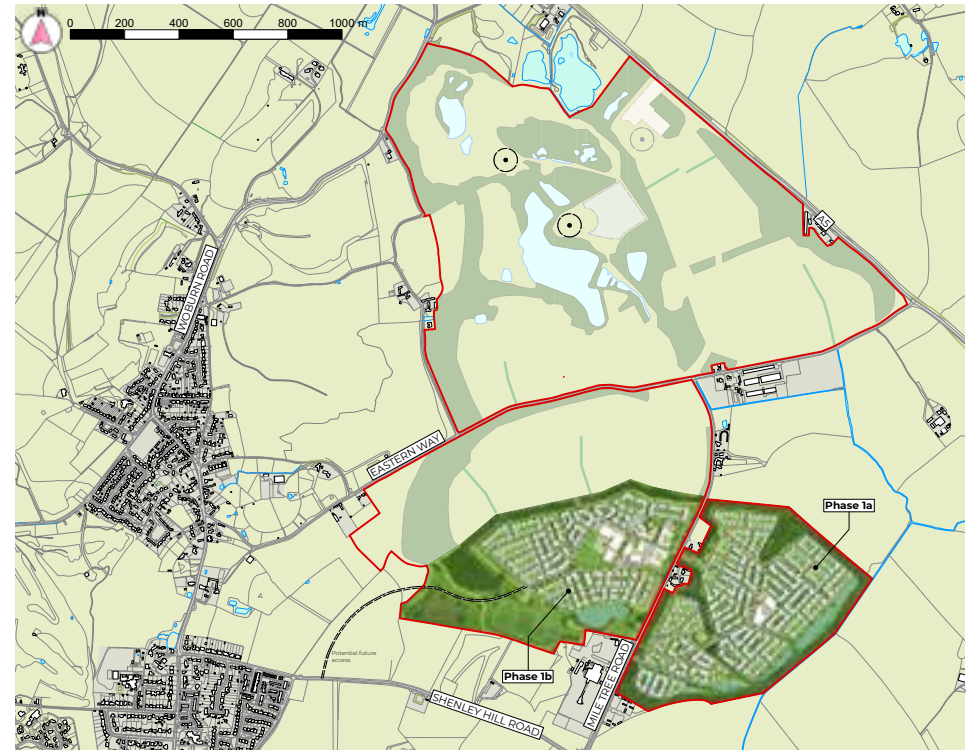




# An Infrastructure-Led Approach

Eastern Way Quarries can be delivered at a pace to ensure that Central Bedfordshire's housing targets can be met within the Local Plan period. Up to 3,400 homes can be built over an 11-year period, alongside all infrastructure, community buildings, offices and the Country Park. Notably, commencement is possible immediately following the granting of consent, with as many as 309 much-needed new homes delivered each year thereafter.

BUILD YEARS	RESIDENTIAL BUILD PHASE	HOMES PER YEAR PER PHASE				TOTAL HOMES	
		1a	1b	2	3	Per annum	Running Total
1	<b>PHASE 1</b> RESIDENTIAL (1,740 units)	90				90	90
2		180	90			270	360
3		250	125			375	735
4		225	150			375	1,110
5		150	225			375	1,485
6	<b>PHASE 2</b> RESIDENTIAL (1,265 units)		180	95		275	1,760
7			75	300		375	2,135
8	<b>PHASE 3</b> RESIDENTIAL (395 units)			260	90	350	2,485
9				210	140	350	2,835
10				200	100	300	3,135
11				200	65	265	3,400
<b>TOTAL HOMES PER PHASE</b>		<b>895</b>	<b>845</b>	<b>1,265</b>	<b>395</b>		<b>3,400</b>
		Average build rate of new homes p.a.				309	



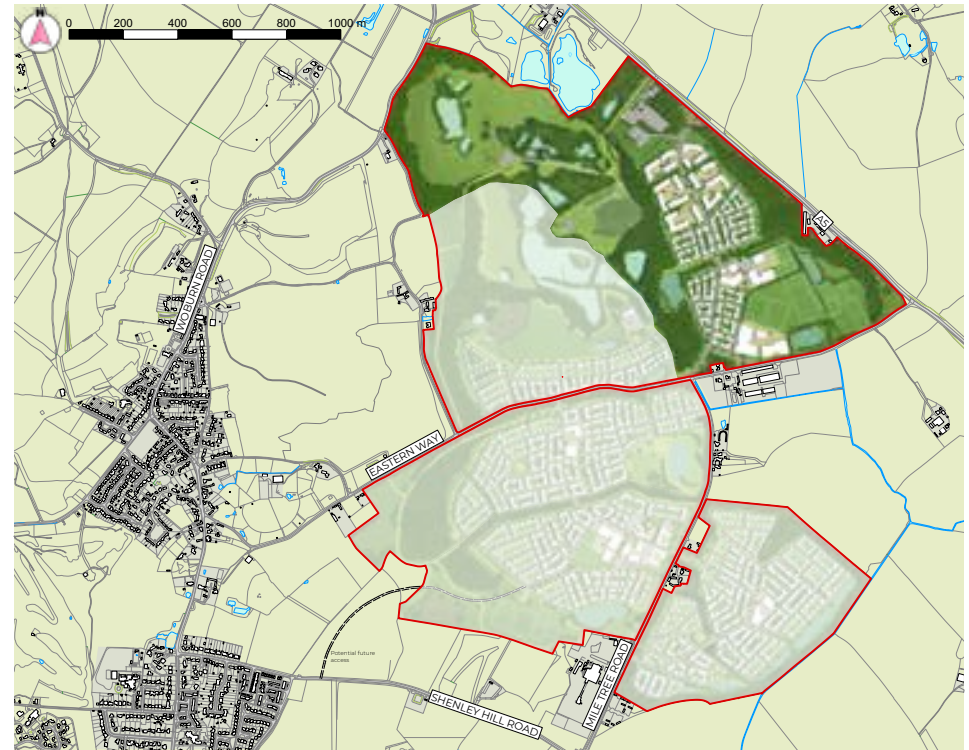
## PHASE 1: 1,740 homes delivered over 7 years

1,740 new homes, new wind turbine, second (repowered existing) wind turbine, primary school, community hub, neighbourhood centre with shops, cafes, bars, restaurants and offices, major new health hub and care facility, extension of heritage Narrow Gauge Railway line to a new station, museum and shop, sports pitches, allotments, play areas, Multi Modal Corridor commences.



**PHASE 2:** 1,265 homes delivered over 6 years

1,265 new homes, country park and visitor/education centre, local centre with community hub and shops, allotments, play areas, Multi Modal Corridor continues



**PHASE 3:** 395 homes delivered over 4 years

395 new homes, primary school, secondary school, sports pitches and play areas, extensive employment area offering high quality jobs, local centre with community hub and shops, Multi Modal Corridor completed.

