

Design and Access Statement

Revision	Author	Reviewed by	Date
1	JoJo Dorrington Ward Alankrita Amarnath Panagiota Tsigkaropoulou	Katherine Keyes	20 February 2026
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01 Introduction

01.1

Introduction to this Document

01.0.1

Form of Application

A Hybrid Planning Application (HPA) for a new community of up to 3,600 new homes, employment land, green space, renewable energy infrastructure, and a range of supporting facilities, services and infrastructure has been submitted to Central Bedfordshire Council (CBC) for determination.

The Applicant is Arnold White Estates Ltd. (AWE) who own the land which is the subject of the Application.

01.1.1

Role and Structure of the DAS

The Eastern Way Quarries Design and Access Statement (DAS) has been prepared on behalf of The Applicant in support of the HPA. The DAS has been developed to adhere with National Planning Practice Guidance:

The PPG paragraph 29 states: “A *Design and Access Statement* is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the Application Site and its setting and demonstrate that it can be adequately accessed by prospective users.”

Paragraph 31 states that “A *Design and Access Statement* must: (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development’s context refers to the particular characteristics of the application Site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Design and Access Statements must also explain the Applicants’ approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

One of the roles of the DAS is to demonstrate to the planning authority and other stakeholders that the parameters of the Proposed Development are sound and able to create a high quality place in line with the Applicant’s aspirations, which have been informed by a robust understanding and appraisal of the Site and its surroundings as well as by stakeholder and community engagement.

The HPA is for all matters reserved with the exception of A5-Eastern Way junction, Shenley Hill Road access, Mile Tree Road-Eastern Way junction reconfiguration and Mile Tree Road highways works.

The detailed components include proposals for two discrete areas of solar arrays and their access, as well as two new wind turbines.

The DAS describes the **Outline elements of the Application**. It follows the below structure, tracing the design development process, which has informed the Parameter Plans and Development Specification.

- **Chapter 2: Site Context** describes the strategic and planning context for the Proposed Development
- **Chapter 3: The Site** describes the Site itself, including the context, constraints and opportunities which have informed design proposals
- **Chapter 4: Masterplan Development** describes the evolution of the design in relation and response to community engagement and design reviews
- **Chapter 5: Masterplan Framework** describes the vision, spatial principles and component layers of the Masterplan Framework, demonstrating how each has informed its relevant Parameter Plan. The component layers include:
 - Green Infrastructure Framework
 - Access and Movement Framework
 - Land Use Framework
 - Levels Framework
 - Building Heights Framework
- **Chapter 7: Illustrative Masterplan** provides an overview of the illustrative, detailed material that supports and illustrates the proposals, and is an important tool in articulating the ambition and potential for development at Eastern Way Quarries.
- **Appendix A** provides an overview of the approach to clean power generation and distribution on Site.

01.2

Introduction to Eastern Way Quarries

01.1.2

The Applicant and Team

Arnold White Estates Ltd ('the Applicant') is a Bedfordshire based, family-owned business with a background in the quarrying and sale of high-quality sand. It is now a multi-disciplined company and a leader in renewable energy, land promotion and development.

The company aims to contribute to climate change mitigation and meeting the UK's Net Zero target by 2050 through providing much needed clean power generation, energy efficient homes and local employment.

The Eastern Way Quarries team includes:

- **Arrow Planning** | Planning Consultant
- **Prior + Partners** | Masterplanner
- **Stuart Michael Associates** | Engineering and Transport Consultant
- **SLR** | Active Travel Consultant
- **David Jarvis Associates** | Landscape Architect and LVIA
- **Aether** | Climate Change Consultant
- **Aspect** | Ecology and Arboricultural Consultant
- **Hayes McKenzie** | Acoustic Consultant
- **Litchfields** | EIA Consultant
- **Savills** | Development Consultant
- **Viento Environmental** | LVIA Consultant
- **Cogent Heritage** | Heritage Consultant
- **Abrams Archaeology** | Archaeology Consultant
- **AWEnergy** | Renewable Energy Consultant

01.2.1

Planning Application Boundary

The Site comprises approximately 330 hectares of land to the northeast of Leighton Buzzard and east of Heath and Reach. The Site sits predominantly within the ownership of Arnold White Estates, though also includes some land within the ownership of Central Bedfordshire Council as highways authority. As a major single landholding, Eastern Way Quarries represents an opportunity to create an exemplary new neighbourhood, catalysing a long-term sustainable extension to Leighton Buzzard.

The Site is within the administrative boundary of Central Bedfordshire Council (CBC).

The Site is largely former quarry land that has predominantly been used for the extraction of minerals, specifically sand and high-quality silica sand. This resource is now, however, depleted and opportunities for future quarrying are nearing conclusion. The Applicant's vision is to deliver a new exemplar community, the majority of which would use despoiled current and former quarry land.

Two of England's most powerful onshore wind turbines and a small solar array are already located on the Eastern Way Quarries Site, directly powering the Checkley Wood EV charging station with excess exported to the grid.

The Site is at the centre of a subregional network of towns and cities, with connections to Leighton Buzzard, Milton Keynes, Bletchley and Luton in the immediate area, with further road and rail networks to London, Oxford, Cambridge and beyond.

Areas of the plan which are subject to Full Applications or Outline Applications with Access Determined are shown on the adjacent plan.



- Application Boundary
- Area subject to Full Application
- ▤ Area of Access Determined

Full Applications

- ① Solar arrays at New Trees quarry and access from Eastern Way
- ② Solar arrays at Churchways quarry and associated access
- ③ Wind turbine at Churchways North quarry and associated access
- ④ Wind turbine in Churchways South quarry and associated access

Access Determined with Other Elements Reserved

- ⑤ New A5-Eastern Way junction
- ⑥ New Mile Tree Road-Eastern Way junction
- ⑦ Access from Shenley Hill Road
- ⑧ Highways improvements along Mile Tree Road

Fig 01.1 Site Red Line Boundary and Detailed Applications

01.2.2

Description of Development

The Proposed Development will be brought forward as a Hybrid Planning Application (HPA), with the renewable energy infrastructure and some of the road infrastructure designed in detail—as described in *Fig 01.1*—and the residential, employment and other elements of the scheme brought forward in outline.

Planning permission is sought for the following:

Part A – *Full planning permission for 2 wind turbines with associated accesses and hardstandings, repowering through the life extension of the existing ‘Double Arches’ and ‘Checkley Wood’ wind turbines, solar arrays; and associated infrastructure (to include substation and transformers); provision of a roundabout and junction amendments between the A5 (Watling Street) and Eastern Way; new access and road from Shenley Hill Road; new roundabout, revised junctions, accesses and improvements along Mile Tree Road; new roundabout and access to the north of Eastern Way; and*

Part B - *Outline planning permission for a mixed-use scheme including up to 3,600 residential units (including affordable housing and specialist accommodation for older people); new employment and industrial floorspace and ancillary facilities; community infrastructure (including Narrow Gauge Railway terminus and museum); education facilities (including a secondary school and primary schools); healthcare provision; local centre uses (to include retail, community and employment uses); sports hubs (including sports provision); green infrastructure and landscaping works (to include a country park, formal and informal open space, amenity space, woodland and ecological areas); electrical vehicle charging facilities; transport mobility hubs; drainage works (including foul and surface water drainage infrastructure); vehicular and active travel infrastructure; ground remodelling, engineering and demolition works. All matters reserved save for principal points of access.*

Within the DAS, the HPA is presented in three key formats:

Parameter Plans

Parameter Plans are formal application documents that along with the Development Specification fix parameters for layout and design. These parameters are sufficiently high level to allow appropriate flexibility in the detailed design and layout of the development. Consent is being sought for the components shown on the Parameter Plans.

The Masterplan Framework

The Masterplan Framework is the overall masterplan structure which has directly informed the Parameter Plans relating to green infrastructure, access and movement and land use. The masterplan framework itself does not form part of the HPA, but highlights the design thinking behind the Parameter Plans. To aid the consideration of the HPA it illustrates one possible scenario for the disposition of uses, movement network and landscape framework that could be delivered in accordance with the parameters set out within the Development Specification and Parameter Plans.

The Illustrative Masterplan

The Illustrative Masterplan provides a visual impression of one way that the Development could come forward, and demonstrates that a sustainable, innovative and distinctive place can be delivered within the parameters for which consent is sought. The illustrative masterplan is not a formal application document; consent is not being sought for the details illustrated.

Other **illustrative material** is included in the form of sketches, drawings, diagrams and photographs to help illustrate the context, describe the Site and show how the development could look. These images have no formal planning status in the HPA.

Flying Fox
Roundabout

Woburn Rd

45

Eastern Way

Shenley Hill Rd

Shenley Hill
Country Park

Mile Tree Rd

Vandyke Rd

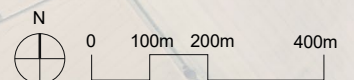


Fig 01.1 Eastern Way Quarries Illustrative Masterplan