

## ciria

### Kingsbrook Aylesbury, Buckinghamshire, UK BDW Trading Ltd. and Ashfield Land Ltd.

BIG Biodiversity Challenge Award category: Large Scale Permanent

#### Project overview

At Kingsbrook, BDW Trading Ltd. and Ashfield Land Ltd. are working in close partnership with Aylesbury Vale District Council and the RSPB to set a new benchmark for housing development that delivers not just biodiversity recovery but real biodiversity gains, disproving the common conception that development and biodiversity are mutually exclusive.

The masterplan provides 2,500 homes, schools, employment and community facilities forming an urban extension to the east of Aylesbury. 50% of the site (excluding private gardens) is green infrastructure providing a fully integrated network of open space permeable for both people and wildlife.

Communities will be invited to embrace the idea of living and working in a naturefriendly development and to become active participants in green spaces and conservation projects. Kingsbrook will set the standard for commercially viable development which addresses biodiversity loss, supports healthy well-functioning ecosystems, with better places for the benefit of nature and people.

### What were the biodiversity conditions on site, prior to the enhancement?

A full suite of ecological surveys set the baseline allowing a constraints and opportunities plan to be developed.

## Were there any specific conditions that led to you carrying out this work?

The proposal was an outline planning application for 2450 homes; two new primary schools and a site reserved for a secondary school; an employment park plus community and road infrastructure.



Kingsbrook masterplan

The proposal was to combine an urgent housing and road requirement but in a location where wet ground conditions and ecological sensitivities had to be mitigated.

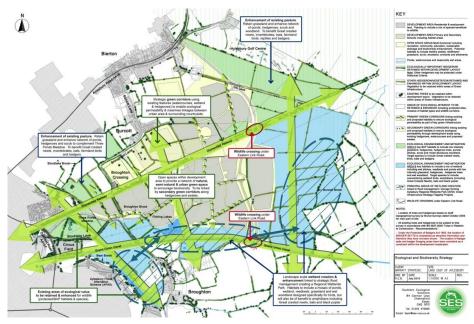


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The ethos of Kingsbrook is to set a new standard for commercially viable development which addresses biodiversity loss, supports healthy well-functioning ecosystems, with better places for the benefit of nature and people. Therefore the principles behind Kingsbrook need to be replicable to be judged a success. Key to this is the production of an ecological baseline, close working relationships with key stake holders (key disciplines i.e. drainage, highways landscape, ecology etc, local authority, the general public and conservation charities) ,the production of an ecological constraints and opportunities plan.

These are enshrined into the development through the planning process via ecological design codes and ecological management plans. A key driver to the projects success is enthusing new residents and locals about wildlife inspiring a local community and volunteer groups without which Kingsbrook will not succeed. This will be achieved through community engagement schemes and working parties.

The RSPB now regard the project as an exemplar example of nature enhancement and management which can be replicated throughout the UK. It has resulted in a memorandum of operation with Barratt Homes and led to it being shown as a lead for future developments. It is profiled in RPSB literature/ web information (see www.rspb.org.uk>archive>2015/02/16 and recently given reference to in the BBC Autumn Watch programme.



Constraints and Opportunities Plan

Significant areas of UK and Local BAP habitats will be created as well as unique opportunities such as the chance to grow 50 unique black poplar clones to promote the recovery of this species and a wetland spark of regional importance.

All biodiversity enhancement measures are being monitored for successes and failures to guide future developments and prove that no net loss to biodiversity is economically viable. This information will also guide any changes to the site management plan.



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How would you best describe the project? An enhancement

#### Further information

A site wide ecological masterplan has been outlined for the complete development with each reserve matter's application dealing with individual phases. Each phase will have a detailed plan which is evaluated against this original ecological management plan to ensure delivery of biodiversity gains in the future and protect against changes e.g. due to personal moving on from both developer and the local authority. This is proceed by planning condition and within s106 commitments.

Key lessons include close working relationships between working disciplines within the development team and bringing this to the Local Authority and finally the local community.

In the long term high quality habitats will be created and then maintained providing a landscape scale approach to biodiversity, fully engaging with local people to safeguard the future of these habitats.

To dispel the myth that development and wildlife are **mutually exclusive. People must be 'touched' by wildlife** for future generations to have the will to protect it, this cannot be achieved distant nature alone. Greener places means happier communities.



Oakfield Village Phase 1