

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 nature-friendly 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.

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