

Land at Box End, West of Bedford

Landscape Vision Text

July 2022 – Issue 2

Client: BDW Trading Ltd

Job Reference: GL1526



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1 LANDSCAPE VISION TEXT

Site Context

- 1.1 In terms of location and character, the site is located at Box End in the Clay Vales to the north of Marston that comprises a predominantly large and open clay vale with containment provided by the ridgelines of the Cranfield and Stagsden Clay Farmland and the Green Sand Ridge to the south and west.
- 1.2 The immediate setting of the site is defined by the low-lying vale set within the settlement and highway infrastructure of the 'Ends' settlements that extends to the north of Wootton and West of Kempston.
- 1.3 The landscape strategy for the North Marston Clay Vale states:

*"This is a post-industrial landscape characterised by former industrial activity and now forming a landscape in recovery. The overall strategy therefore is to continue to **enhance/renew** the landscape of the North Marston Clay Vale. In addition, the history of mineral extraction provides opportunities to create new landscape character - as is evident through large scale restoration, and for potential links into strategic green infrastructure and restoration initiatives. The Forest of Marston Vale Forest Plan should be referred to as the endorsed strategy for environmentally-led regeneration of this area."*

- 1.4 In terms of settlement and infrastructure, the site is located between the settlement of Wootton to the south and Bromham to the north with the urban setting of Bedford to the east beyond the River Great Ouse. This framework of settlement is connected by the extensive local highway infrastructure that includes the A6 to the east following the river corridor, the A428 to the north connecting with Bromham, and the immediate network of highways that connect Box End, West End and Green End with the western fringe of Kempston.
- 1.5 In terms of land use and vegetation cover, beyond the immediate setting of farmland that defines the site the local landscape setting other land uses include the Box End Water Park to the east that comprises an extensive water park with hotel, car parks and camping, and the Bedfordshire Golf Club to the north-west that extends across the ridgeline between Bromham and Stagsden. The site is crossed east to west by an overhead powerline with associated pylon towers.



- 1.6 The fields within the site are defined by a network of low clipped native hedgerows with limited tree cover. The vegetation cover and pattern is typical of the arable setting of the low-lying vale and a product of the intensive land management regime. Tree cover increased towards the edge of the local settlement and in the immediate context of the open watercourse crossing the southern part of the site.
- 1.7 In terms of access and recreation, the site is maintained private farmland and does not provide any access or creation function beyond the section of public footpath (Jong Bunyan Trail) crossing between the B560 and West End Road.
- 1.8 In terms of water features, the site is located to the west of the River Great Ouse and Box End Water Park. Within the site there are sections of open ditch course that run alongside the field boundaries close to Box End Road and the B560, and section running south from the B560 towards Glenbrook Farm.
- 1.9 In terms of designation, the site is not covered by any heritage, landscape or nature conservation designation that would suggest an increased value or sensitivity to change and is not covered by any statutory or non-statutory designation that would prohibit its development. The site does fall within the Forest of Marston Vale designated area and is therefore subject to the provisions of the Forest Plan and planning policy that requires new development to provide 30% of the site area as new woodland planting.

Opportunities for Enhancement

- 1.10 The adopted Green Infrastructure Plan identifies the broad network of green infrastructure throughout the Borough. The site sits as hole within the primary network of Green Infrastructure that extends to the east following the Great River Ouse and to the west following the ridgeline between Bromham to the north and Wootton to the south.
- 1.11 The site presents the opportunity to reinforce and enhance this network by securing meaningful local green infrastructure corridors providing east to west connectivity and movement through landscapes designed with enhanced biodiversity and associated leisure and recreation facilities.
- 1.12 The site can deliver a major new piece of green infrastructure comprising:
- A key area of habitat creation to the south of the B560 that will include new areas of woodland planting, species rich grass meadows, new areas of wetland to complement the existing watercourse and informal access and low-key recreation facilities;

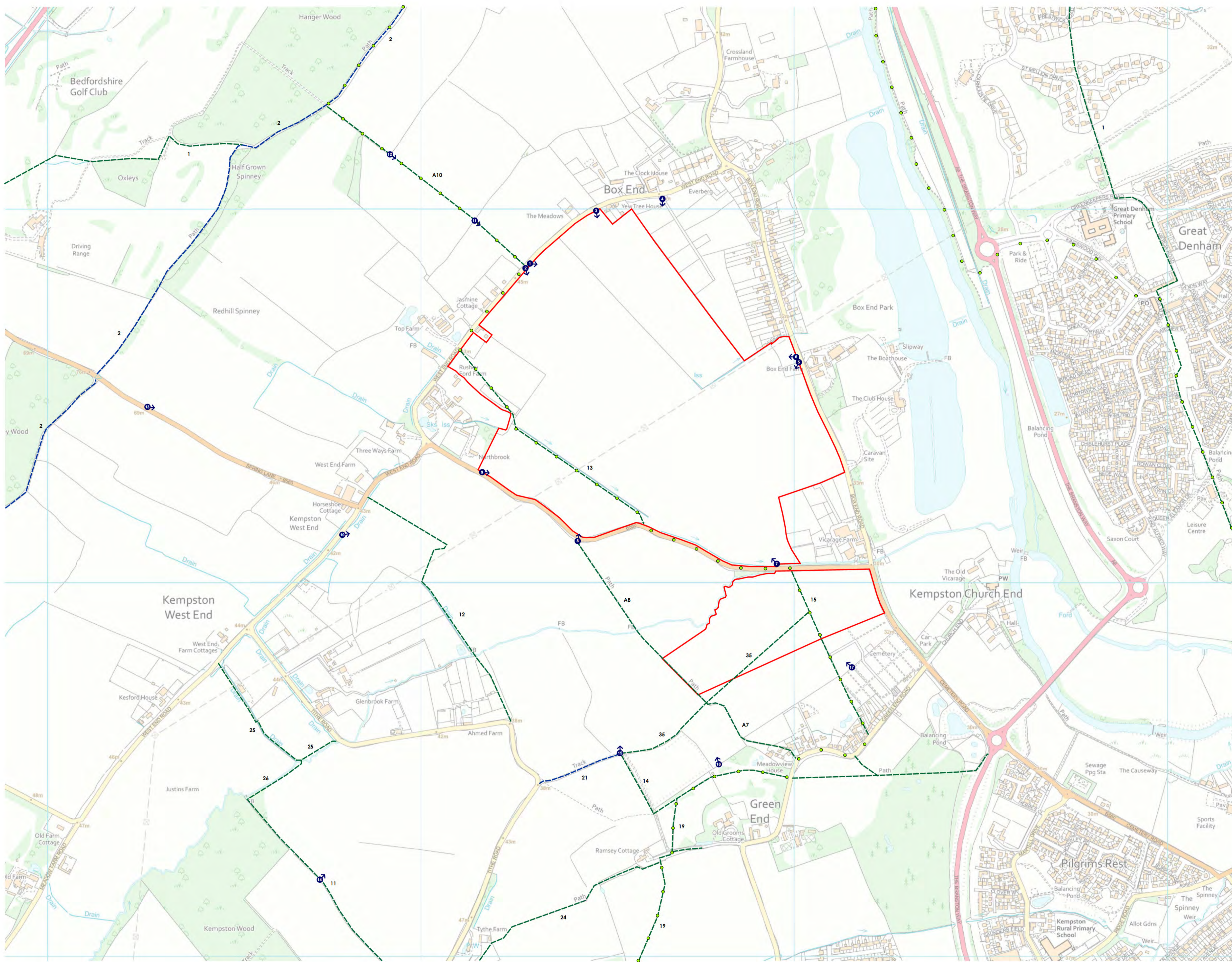







- A major piece of new structural landscape alongside the B560 that will include significant woodland planting to secure separation between the existing communities and new residential areas, linear and connecting habitats securing a wildlife bridge between the river habitat to the east and ridgeline to the west, new informal recreation and amenity space for the new housing areas, and improved access and connectivity for the public with enhanced opportunities for inclusive access networks;
- A new area of formal open space running through the proposed areas of development providing open access to sport and recreation facilities for the community; and
- A high level of provision for cycling and access to fitness facilities to promote the health and wellbeing of the community

1.13 The opportunities for the provision of green infrastructure at a strategic and local scale are significant and aligned with the strategy promoted by the Local Authority. The commitment to green space provision and the adoption of a considered and full integrated strategy will secure a 10% net gain in biodiversity in accordance with the Government target and meet the 30% requirement of new woodland planting within the Forest of Marston Vale.



Figures



- Key
-  Site boundary
 -  Public footpath
 -  Public bridleway
 -  Recreation trail
 -  Photographic view locations

Project
Land at Box End, West of Bedford

Drawing title
Location Plan

Client
 BDW Trading Limited

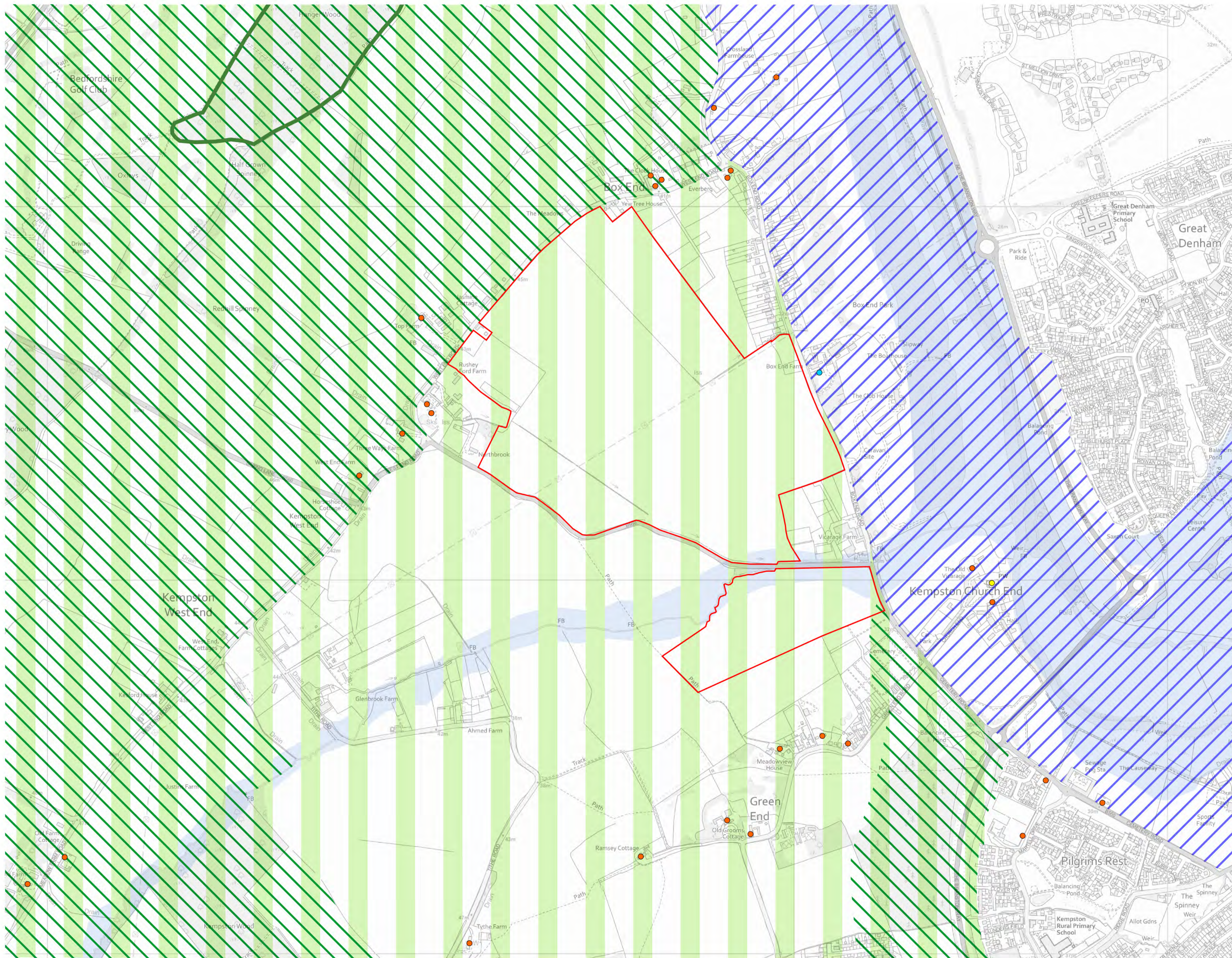
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Date
 20/03/2021

Checked
 SG

Number/figure
GL1526 01





- Key**
-  Site boundary
 -  Forest of Marston Vale
 -  Green Infrastructure Opportunity Zone 4 Bedford to Milton Keynes - Marston Vale
 -  Green Infrastructure Opportunity Zone 2 Upper Great Ouse Valley
 -  Flood Zone
 -  Site of Special Scientific Interest (SSSI)
 -  Grade I Listed Building
 -  Grade II* Listed Building
 -  Grade II Listed Building

Project
Land at Box End, West of Bedford
 Drawing title
Designations

Client
 BDW Trading Limited

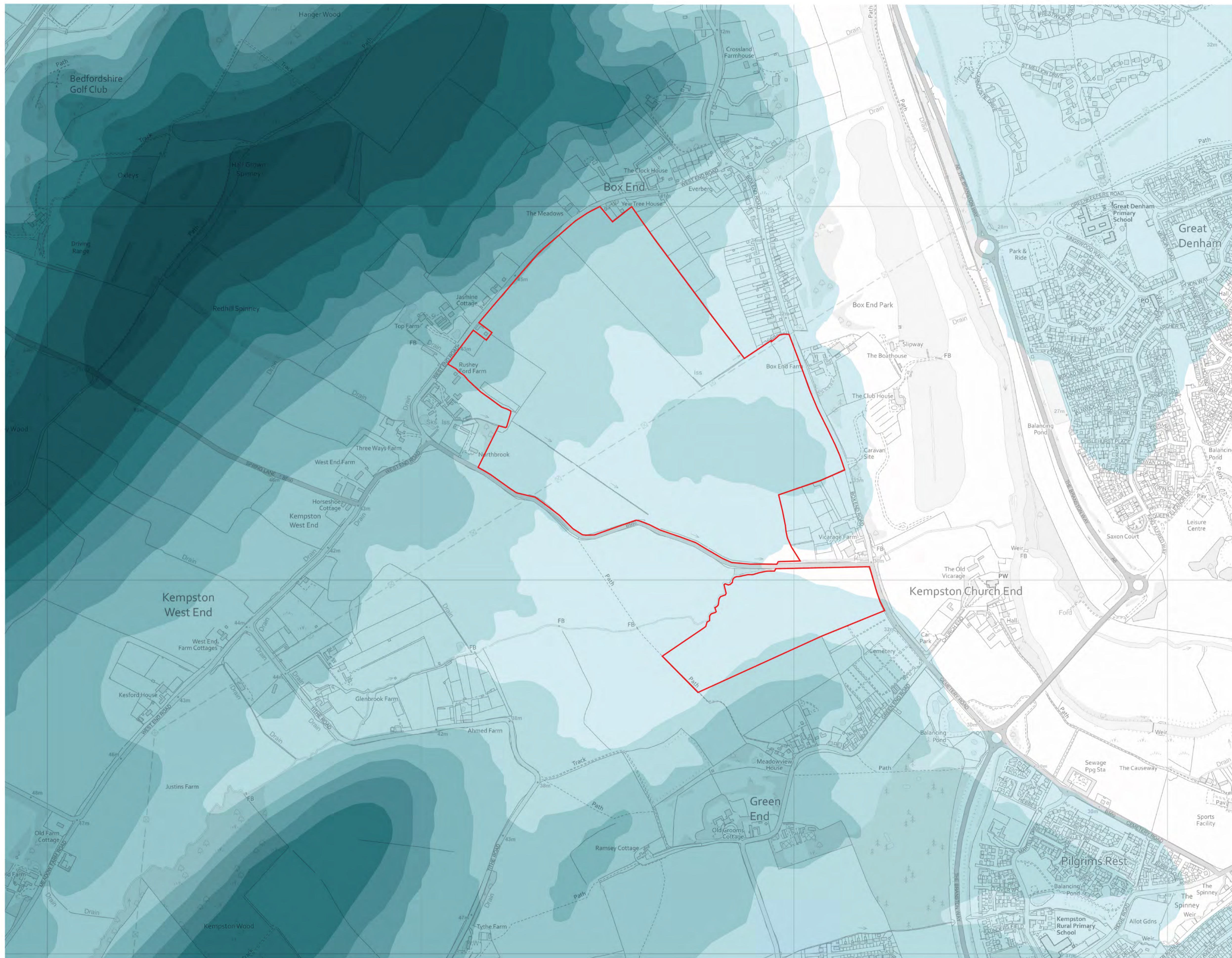
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






Date
 20/03/2021

Checked
 SG

Number/figure
GL1526 02





- Key**
-  Site boundary
 -  25m to 30m AOD
 -  30m to 35m AOD
 -  35m to 40m AOD
 -  40m to 45m AOD
 -  45m to 50m AOD
 -  50m to 55m AOD
 -  55m to 60m AOD
 -  60m to 65m AOD
 -  65m to 70m AOD
 -  70m to 75m AOD
 -  75m to 80m AOD

Project
Land at Box End, West of Bedford

Drawing title
Topography

Client
 BDW Trading Limited

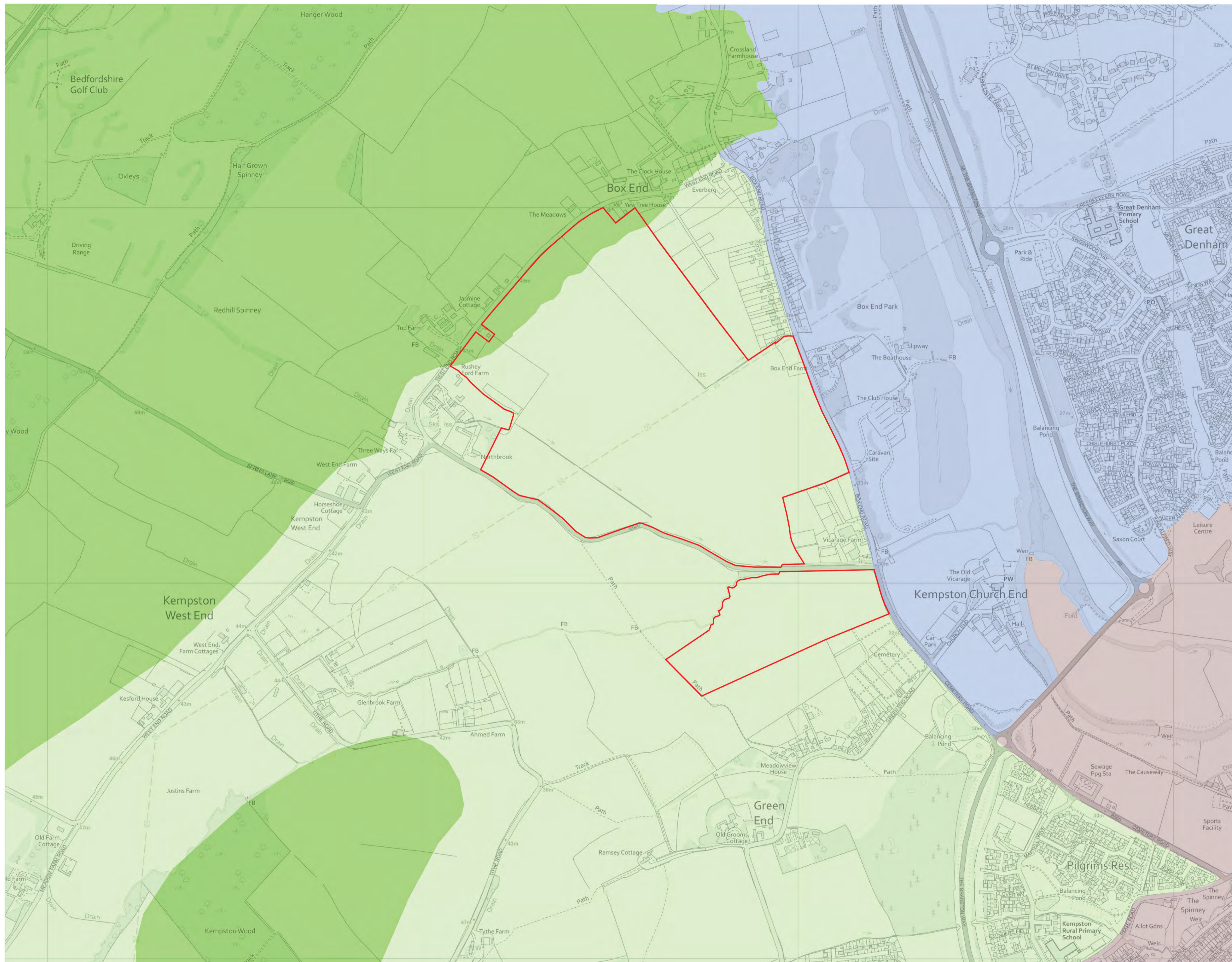
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

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Date
 20/03/2021

Number/Figure
GL1526 03





- Key
-  Site boundary
 -  5: Clay Vale (5d) North Marsden
 -  1: Clay Farmland (1a) Cranfield and Stagdsden
 -  3: Limestone Valleys (3b) Oakley - Great Ouse
 -  Urban Area

Project
Land at Box End, West of Bedford
 Drawing title
Landscape Character

Client
 BDW Trading Limited

Scale
 1:5000 @ A1

Date
 20/03/2021

Checked
 SG

Number/Figure
GL1526 04



Approximate extent of site in view



View 1

Approximate extent of site in view



View 2

Number/Figure
GL1526 05
 Scale
 NTS@A3
 Date
 20/03/2021
 Checked
 SG

Project
 Land at Box End, West of
 Bedford
 Drawing title
**Photographic Views
 1 & 2**
 Client
 BDW Trading Limited

Approximate extent of site in view



View 3

Approximate extent of site in view



View 4

Number/Figure
GL1526 06
Scale
NTS@A3
Date
20/03/2021
Checked
SG

Project
Land at Box End, West of
Bedford
Drawing title
**Photographic Views
3 & 4**
Client
BDW Trading Limited

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Approximate extent of site in view



View 5

Approximate extent of site in view



View 6

Number/Figure
GL1526 07
Scale
NTS@A3
Date
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Project
Land at Box End, West of
Bedford
Drawing title
**Photographic Views
5 & 6**
Client
BDW Trading Limited

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Approximate extent of site in view



View 7

Approximate extent of site in view



View 8

Number/Figure
GL1526 08
Scale
NTS@A3
Date
20/03/2021
Checked
SG

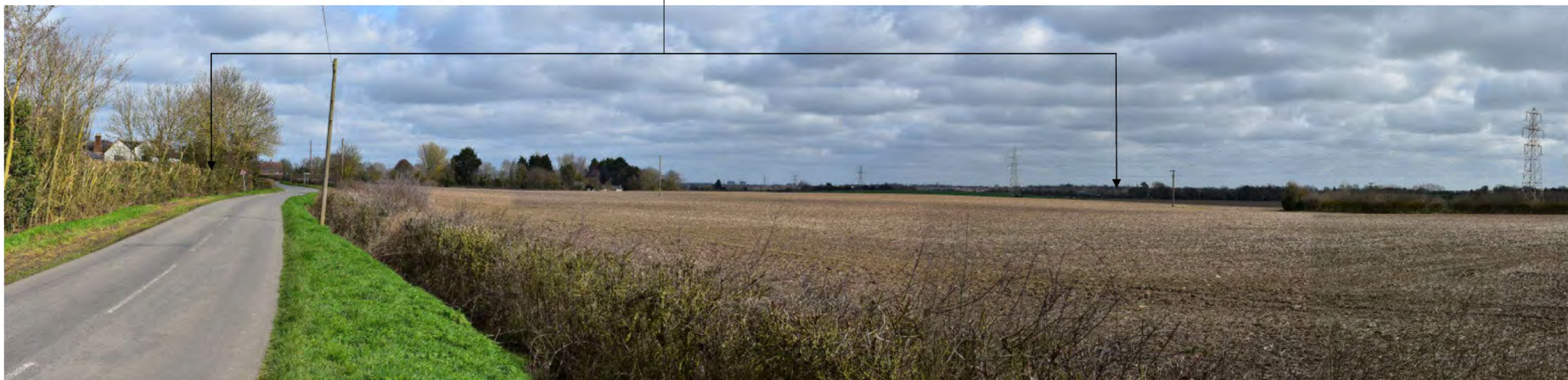
Project
Land at Box End, West of
Bedford
Drawing title
**Photographic Views
7 & 8**
Client
BDW Trading Limited

Approximate extent of site in view



View 9

Approximate extent of site in view



View 10

Number/Figure
GL1526 09
 Scale
 NTS@A3
 Date
 20/03/2021
 Checked
 SG

Project
 Land at Box End, West of
 Bedford
 Drawing title
**Photographic Views
 9 & 10**
 Client
 BDW Trading Limited

Approximate extent of site in view



View 11

Approximate extent of site in view



View 12

Number/Figure
GL1526 10
Scale
NTS@A3
Date
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Checked
SG

Project
Land at Box End, West of
Bedford
Drawing title
**Photographic Views
11 & 12**
Client
BDW Trading Limited

Approximate extent of site in view



View 13

Approximate extent of site in view



View 14

Number/Figure	Project
GL1526 11	Land at Box End, West of Bedford
Scale	Drawing title
NTS@A3	Photographic Views 13 & 14
Date	Client
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SG	

Approximate extent of site in view



View 15

Approximate extent of site in view



View 16

Number/Figure
GL1526 12
Scale
NTS@A3
Date
20/03/2021
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Project
Land at Box End, West of
Bedford
Drawing title
**Photographic Views
15 & 16**
Client
BDW Trading Limited

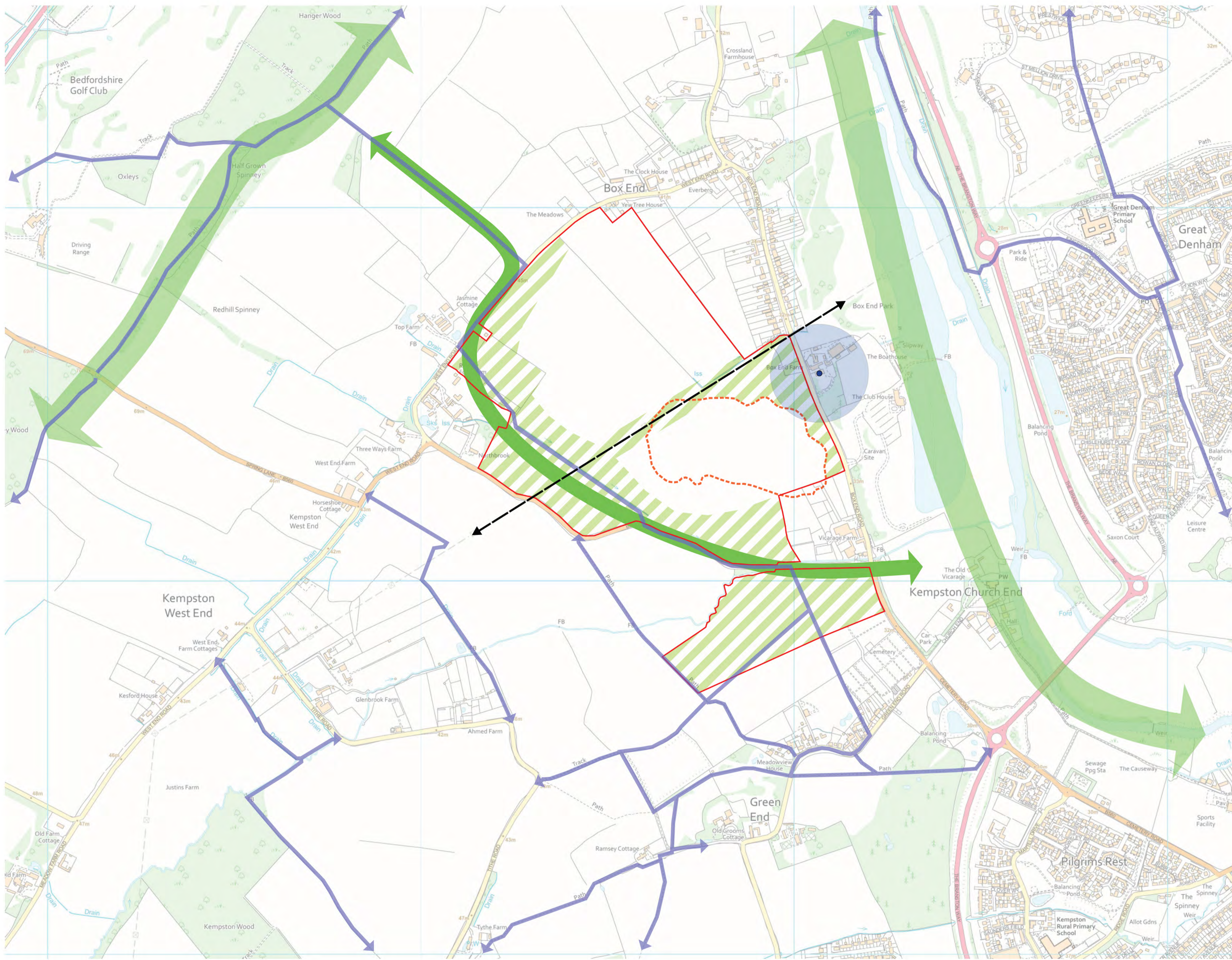
Approximate extent of site in view




View 17

Number/Figure
GL1526 13
Scale
NTS@A3
Date
20/03/2021
Checked
SG

Project
Land at Box End, West of
Bedford
Drawing title
**Photographic View
17**
Client
BDW Trading Limited



- Key**
-  Site boundary
 -  Recreation access
 -  Regional green infrastructure corridor
 -  Local green infrastructure corridor
 -  Local green space
 -  Overhead powerline
 -  Localised landform
 -  Notable Listed Building



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