

UPDATE MARCH 2020 - PART 2

2.10 HERITAGE

2.10.1 The site does not contain any listed buildings or fall within any conservation area, and neither does it possess any intrinsic heritage significance (any archaeological potential will be determined and addressed as part of the planning process). The heritage assessment focused on any contribution made by the site to the setting of the dispersed group of listed buildings in the village.

2.10.2 The site adjoins the Grade II listed Abbey Farmhouse and is in proximity to the Grade II listed Nos.27-35 Ravensden Road. However, none of these buildings rely on the site, as forming part of their wider physical surroundings, to contribute to or better reveal their significance, and the inter-visibility between the site and the listed buildings is very limited and does not represent or otherwise illustrate any meaningful relationship

FIGURE 5: PLATES FROM HERITAGE ASSESSMENT



Plate 9: Nos.27-31 and 33-35 Ravensden Road, looking north-west



Plate 11: Nos.27-31 and 33-35 Ravensden Road, looking north-west



Plate 14: View north-west from eastern end of public footpath across garden towards front of Abbey Farmhouse

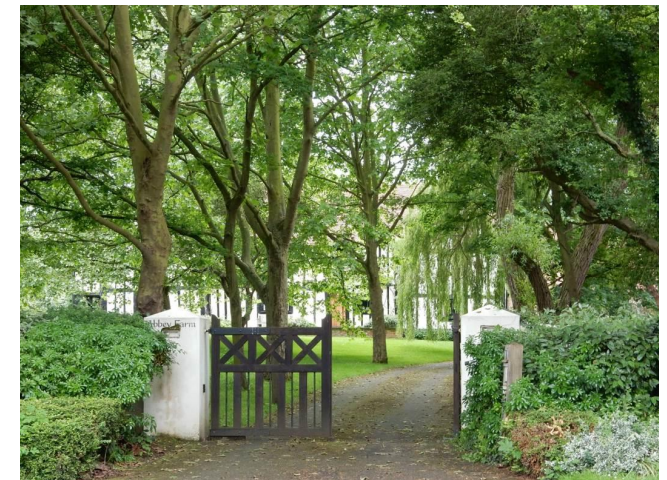


Plate 15: View west through entrance gates to Abbey Farmhouse

2.11 TOWNSCAPE CHARACTER

2.11.1 There is an eclectic mix of development present in the immediate vicinity of the site and the wider area. This reflects the period of construction, available building materials, knowledge of construction methods and prevailing building trends of the day. This is typified by the variety of building typologies and use of building materials along Hookhams Lane itself.

2.11.2 Home Close has a more consistent townscape character, which is characterised by single storey bungalows, built c.1960-1969 in yellow brick with white fenestration and fascia boarding. Brickfield Rd to the south has a similar character.

2.11.3 Earlier, more 'traditional' buildings can be seen to the east and north of the site along Ravensden Road and include the Grade II listed Abbey Farmhouse, on the west side of Ravensden Road, and Nos.27-31 & Nos.33-35 on the east side of Ravensden Road – also listed grade II. These buildings are a mix of red brick, timber frame construction with clay tiled roof coverings and white painted render with thatched roofs.

2.11.4 Recent development off Norse Road to the south (Maskell Drive and Marham Rise) has a much more consistent character overall arising from the use of building types, building materials and approach to site layout.

2.11.5 Typical use of built form and building materials around the site includes:

- A mix of detached and semi-detached dwellings;
- 1 and 2 storey buildings;
- Typically red and yellow brick as a main facing material;
- Occasional timber frame with brick and render infill;
- Cement render in white or off white shades;
- Plain clay tiles;
- Clay pantiles;
- Modern reproduction concrete tiles in grey and red colours;
- Occasional use of thatch;
- Typically white fenestration with occasional black or brown colours;

FIGURE 6: PHOTOGRAPHIC RECORD OF EXISTING CHARACTER



Brickfield Road



Home Close



Hookhams Lane



Hookhams Lane



Hookhams Lane



Hookhams Lane

3.0 EVALUATION

3.1 CONSTRAINTS AND OPPORTUNITIES

- 3.1.1 Manor Oak homes have commissioned their consultant team to undertake extensive site investigation works across a range of disciplines. The conclusion of these studies - outlined in the assessment section - is that there are very few physical constraints to development related to the site itself.
- 3.1.2 The site is relatively flat and is visually well contained. Access can be achieved from both Hookhams Lane and Ravensden Road for vehicles, cyclist's and pedestrians and existing public rights of way can be accommodated within development. Surface water flood risk can be mitigated and new attenuation basins can be designed sensitively into the landscape. Existing trees and hedgerows around the edges of the site can be retained and open space can be incorporated within the layout.

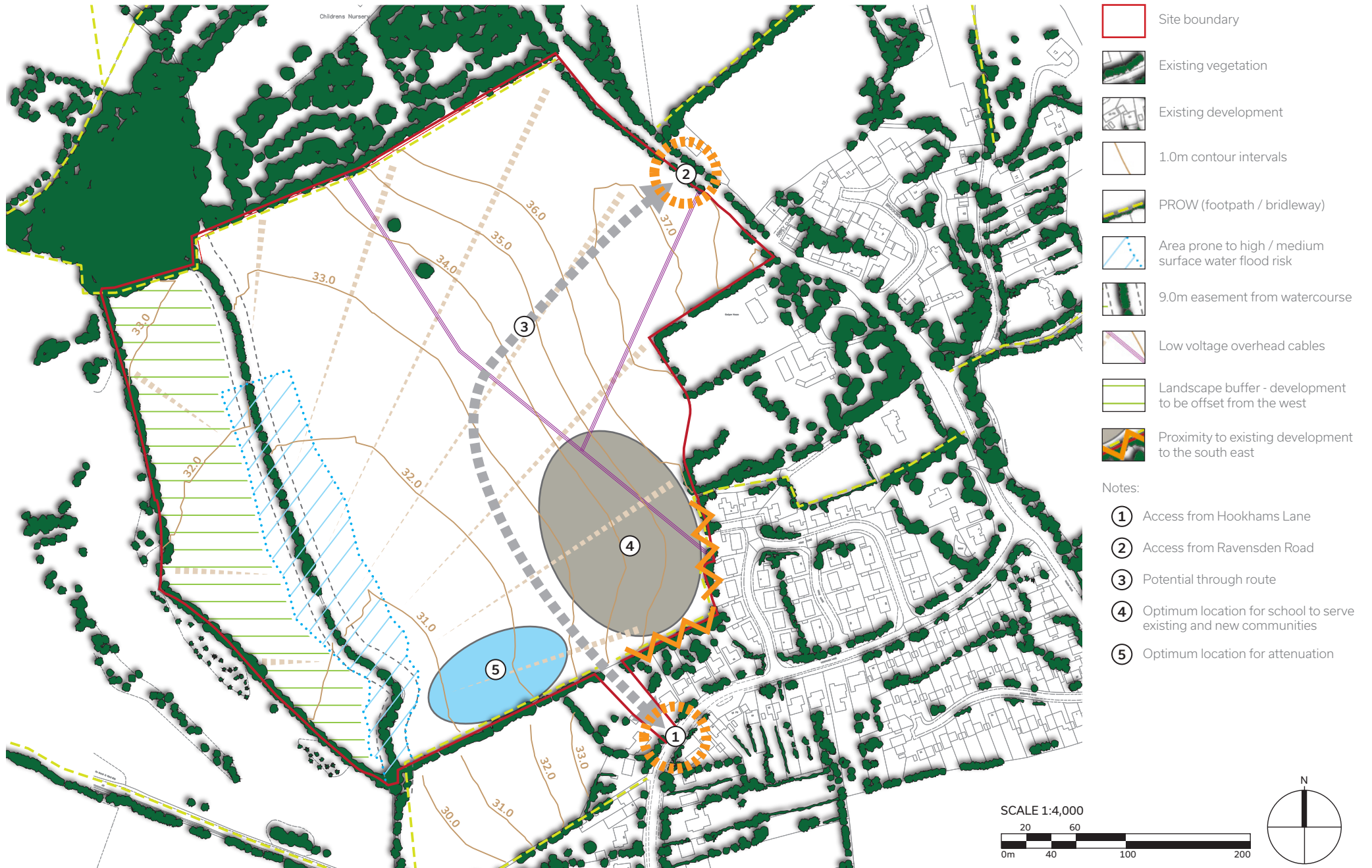
CONSTRAINTS:

- Existing PROWs;
- Surface water flood risk - only where this is high to medium;
- Existing watercourse;
- Overhead electricity cables;
- Adjacent development;
- Listed buildings - in terms of architectural character, not setting; and
- Existing trees and hedgerows.

OPPORTUNITIES:

- Create a sensitively designed new community of up to 400 new homes;
- Provide a mix of market and affordable dwellings that meet local needs;
- Include 2.1ha for a primary school up to 2FE;
- Provide safe access for pedestrians and vehicles from Hookhams Lane and Ravensden Road;
- Create new pedestrian links and accommodate existing PROWs;
- Provide new Public Open Space (POS) including formal play provision and a children's play area; and
- Provide informal POS alongside the existing
- Watercourse;

FIGURE 7: CONSTRAINTS AND OPPORTUNITIES



4.0 DESIGN AND ACCESS

4.1 INTRODUCTION

- 4.1.1 This section sets out the development proposals based on the assessment of the site and its context - the constraints and opportunities - local and national planning policy and representations made previously to Bedford Borough Council.
- 4.1.2 Whilst the application is for an outline planning consent with all matters apart from use, amount and access reserved, attention to detail has been paid to establishing the development parameters and key design principles that will apply to the site layout - in terms of its general arrangement - and how development could be successfully integrated into its surroundings.

4.2 KEY DESIGN PRINCIPLES

- Locate primary school to the south of the site to serve existing and new communities;
- Create a legible, direct route between Hookhams Lane and Ravensden Road to serve the school and the wider residential community;
- Distribution of public open space - including formal sports provision - to the west and south of the site associated with the existing watercourse;
- Retention of existing trees and hedgerows around the site boundaries and individual trees within the site to the north;
- Make best use of the sites natural topography to attenuate surface water run off;
- Existing public rights of way to be retained on their current alignments within landscaped corridors forming part of the public open space provision;
- Create a central focus to the site arranged around a children's play area;
- Create a legible network of streets with a varied townscape character that are contextually responsive;

4.3 USE AND AMOUNT

- 4.3.1 The proposals are for up to 400 new homes (use class C3) with land reserved for a primary school (2.1ha to accommodate up to a 2FE school) with associated public open space, formal sports provision, attenuation basins and a children's play area - LEAP.
- 4.3.2 The development parameters for the site are set out adjacent in Table 1 (Development Schedule) and illustrated on the parameters plan (Figure 13).
- 4.3.3 A development of up to 400 new homes would need to deliver a mix of dwellings as set out in Table 2 (Dwelling Mix) below in order to meet Bedford Borough Policy
- 4.3.4 Approximately 65.4% of the site will be developed (residential / school) with the remainder - 34.6% - being open space of various categories - see Table 1. This is far in excess of the policy requirement for open space as required by Bedford Borough Council.

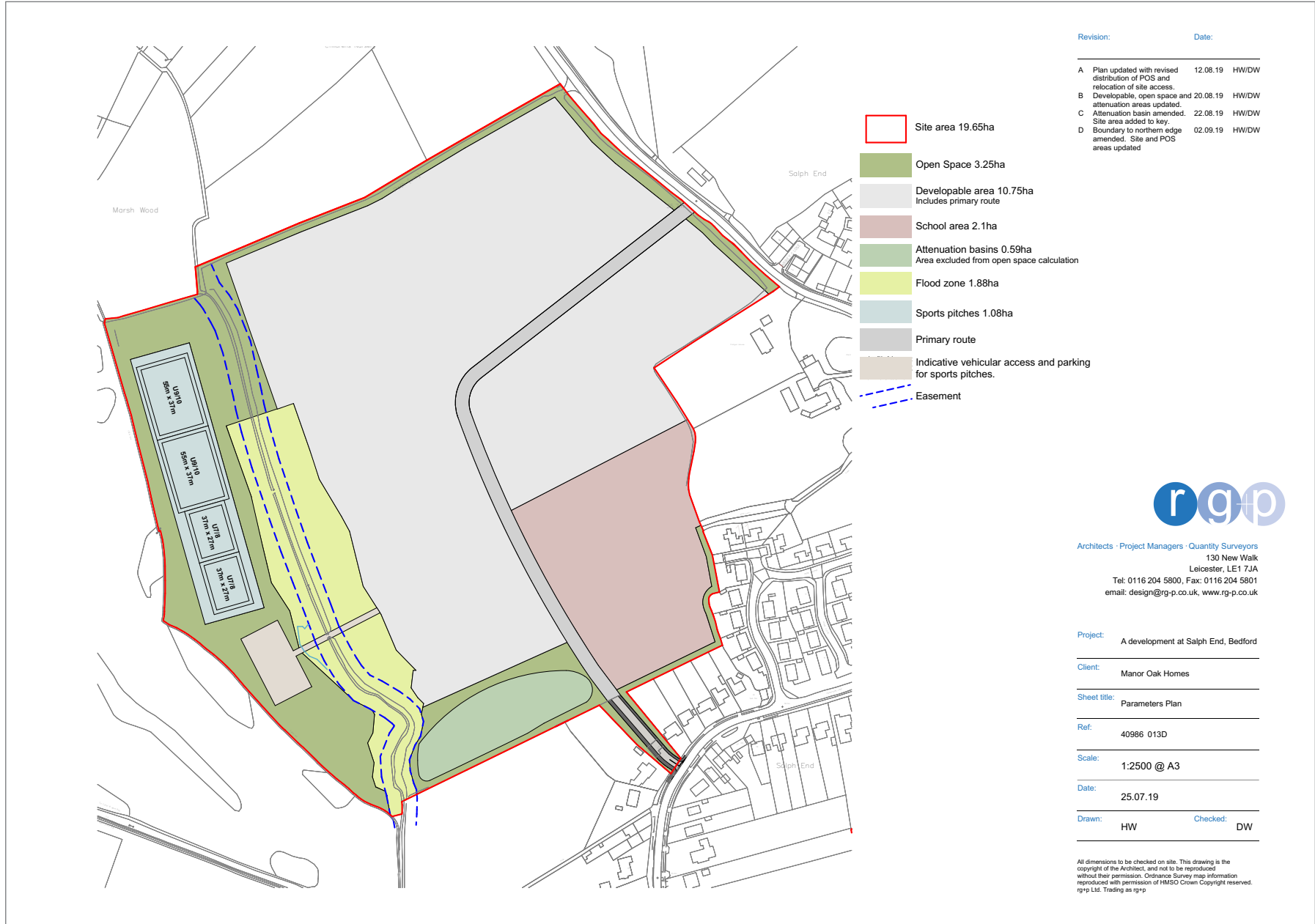
TABLE 1: DEVELOPMENT SCHEDULE

Area Type	Ha	Percent
Residential Development (includes primary route and LEAP)	10.75	54.7
Primary school	2.1	10.7
Open Space (excludes attenuation, flood area, formal sports provision - and parking - and	3.25	16.5
Attenuation basins	0.59	3.0
Sports pitches (junior provision)	1.08	5.5
Area prone to high / medium surface water flooding	1.88	9.6
Total Site Area	19.65	100

TABLE 2: DWELLING MIX

	Market	Affordable	Market	Affordable	Total
1-bed flat	3.40%	24.00%	10	29	38
2-bed flat	3.70%	12.50%	10	15	25
2-bed house	10.00%	26.50%	28	32	60
3-bed house	58.90%	27.50%	165	33	198
4-bed house	19.60%	7.80%	55	9	64
5+ bed house	4.40%	1.70%	12	2	14
Total	100%	100%	280 (70%)	120 (30%)	400

FIGURE 8: PARAMETERS PLAN



4.4 LAYOUT

4.4.1 Layout is a reserved matter although as described above – key design principles – there are a number of important contextual relationships and physical constraints that will have an influence on the general arrangement. The result of this is shown on the parameters plan and the accompanying illustrative masterplan and described below.

4.4.2 Development is offset from the western and southern boundaries of the site to avoid coalescence with the wider urban area of Bedford to the south east and particularly development south of Wentworth Drive. A natural ‘green gap’ consisting of Mowsbury Golf Course, Mowsbury Park, Putnoe Woods, Bedford Rugby Club and Mark Rutherford School exists and the offset will help to reinforce this. The offset will contain a mix of informal and formal public open space and an attenuation basin to be designed as part of the natural landscape.

4.4.3 The school is located to the south of the site to enable straightforward access to both existing and new residents. It is anticipated that the main body of buildings would be orientated towards the primary route with open space for outdoor play situated to the east to provide a natural buffer to existing dwellings.

4.4.4 The residential component of the proposals would be located in the central and northern parts of the site and would be focused around a central open space containing a children’s play area (LEAP). The developable area would be broken up into a series of smaller blocks forming a network of streets and spaces.

4.5 SCALE

4.5.1 Scale is a reserved matter and further details relating to the detailed design of houses and other buildings (e.g. the school) will be provided by others at reserved matters stage.

4.5.2 In terms of houses, the parameters for the upper and lower limits for their width, length and height is set out in the adjacent table.

4.6 LANDSCAPING

4.6.1 Landscaping is a reserved matter and will be dealt with by others at a later date. Key considerations that need to be addressed are:

- Retention of existing trees and hedgerows around the sites boundaries;
- Retention of good quality free standing trees to the north of the site and the arrangement of dwellings around these to create an open space;
- Design of public open space to the west of the site to incorporate formal recreation provision – junior sports pitches – and a network of informal walking routes that can connect to the existing PROWs to the north and south of the site;
- Vehicular access to junior sports pitches – refer to access below;
- Incorporate a 10m buffer to development on the Ravensden Road boundary and maintain and enhance the existing hedgerow boundary where necessary;
- Ensuring that the design of the attenuation basin to the south of the site is designed in a naturalistic manner, includes new trees and marginal aquatic planting and avoids an overly engineered approach to landform;
- Plot landscaping (including hedgerows, trees and specimen plants) should be designed as part of a wider ‘townscape character’ strategy that will create a legible network of streets and open spaces; and
- A central open space that includes a children’s play area should be incorporated into the layout;

TABLE 3: SCALE PARAMETERS

Width (m)		Length (m)		Height (m)	
Lower	Upper	Lower	Upper	Lower	Upper
4.5	12.0	5.5	12.0	5.0	11.0

TABLE 4: OPEN SPACE REQUIREMENTS

Type	ha/1000pop	Requirement in ha
Outdoor sports space	1.12	1.10
Equipped/natural play areas (excludes 1 bedroom and elderly accommodation)	0.25	0.23
Allotments	0.35	0.34
Informal and amenity green space	0.5	0.49
Accessible natural greenspace	0.5	0.49
Parks and gardens	0.5	0.49
Total	3.22	3.15

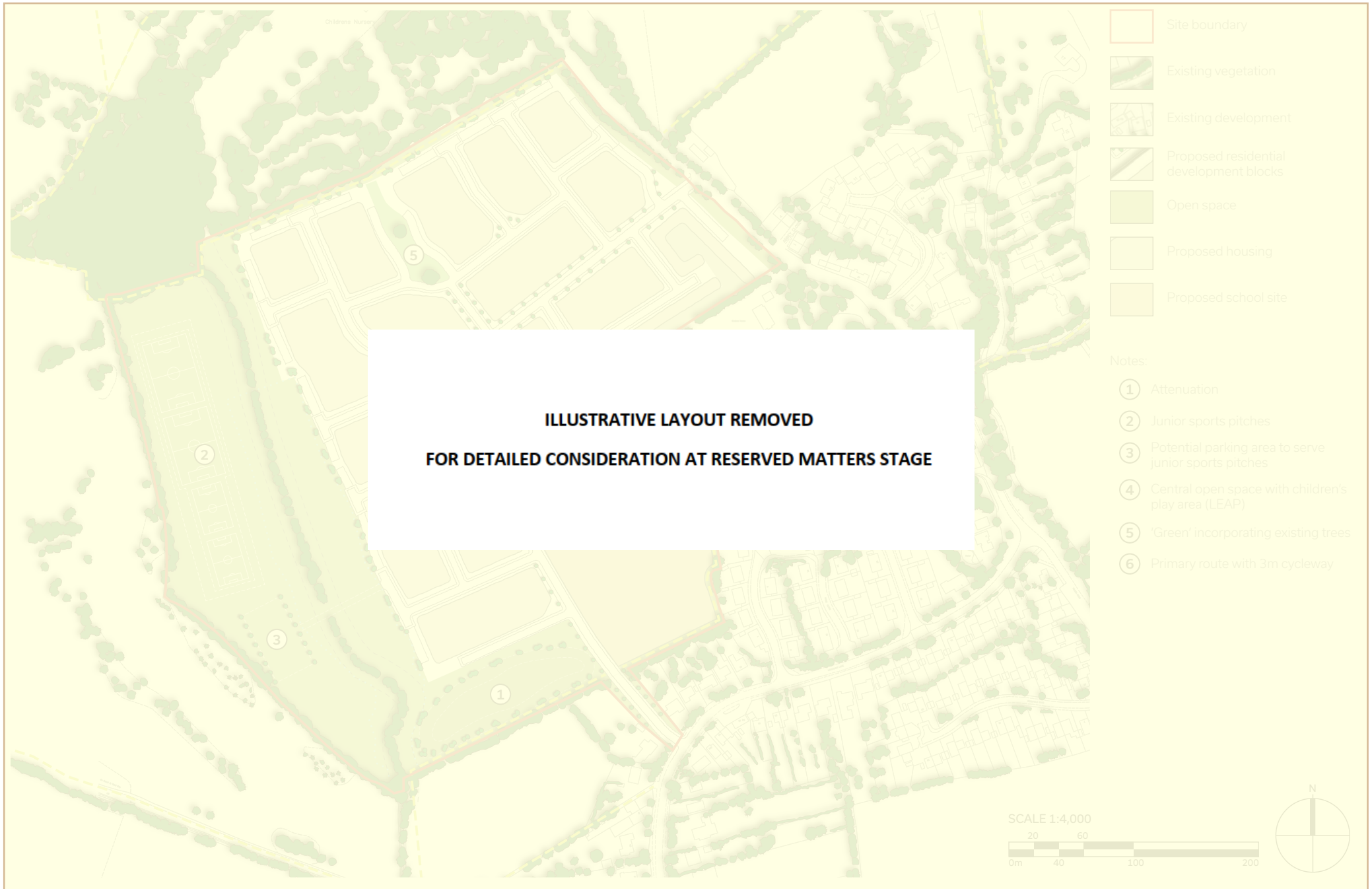
4.6.2 Provision of certain types of open space is required by Bedford Borough Council policy AD28. This is dependent on the number of dwellings overall and the preferred mix discussed above in ‘use and amount’. The type and amount of open space required is set out in Table 3 (Open Space Requirements) above.

4.6.3 The layout as currently shown could provide outdoor sports pitches on site as required (based on the threshold of 250 dwellings for on site provision) and 4 junior pitches have been shown on the parameters plan with associated vehicle access / parking.

4.6.4 An equipped play area is shown on the layout in a central location with the design to be agreed at a later date. Allotments are not anticipated to be provided on site as the threshold for this is 500 units and the amount applied for is well under this threshold. ‘Informal and amenity green space’ and ‘accessible natural green space’ could be provided on site as required.

4.6.5 Given the over provision of open space generally within the site resulting from the offset to the west and the avoidance of development on land prone to surface water flood – 6.13ha vs an overall requirement of 3.15ha – which includes ‘open space’, ‘sports pitches’ and the ‘flood zone’ (refer to parameters plan) it is anticipated that the landscape could lean more towards an informal, naturalistic character and omit the requirement for more formal ‘parks and gardens’.

FIGURE 9: ILLUSTRATIVE MASTERPLAN



4.7 APPEARANCE

4.7.1 Appearance is a reserved matter and details of the type of dwellings and use of building materials will be provided by others at a later date. Based on the existing character of development in the surrounding area the following mix of dwelling types and use of building materials would be appropriate and would meet Bedford Borough Councils preferred dwelling mix.

DWELLINGS:

- Detached / semi-detached dwellings;
- Short groups of dwellings (e.g. 3-4);
- Maisonettes;
- Small apartment blocks;

BUILDING MATERIALS:

- Red and yellow brick as a main facing material;
- Cement render in white or off white shades;
- Timber frame with brick and render infill as a 'decorative' element;
- Plain 'clay' tiles;
- 'Clay' pantiles;
- Modern reproduction concrete tiles in grey and red colours;
- Typically white fenestration with occasional black or brown colours;

4.7.2 In terms of architectural style and townscape character there is a mix of traditional and modern styles evident in the village which could be drawn upon to influence future development. More recent development off Norse Road has reflected traditional built forms as have others in the surrounding area and this could be a successful model for development given the historic character of Salph End generally.

FIGURE 10: DEVELOPMENT PRECEDENTS

NORSE ROAD



Residential square



Varied storey heights



Dwellings overlooking open space

HALL END ROAD, WOOTON



Mix of brick and render typically



Off-white render with clay tiles



Red brick and clay tiles

THE WIXAMS



Mix of dwelling types and materials



Central open space with play area



Dwellings defining streets and spaces

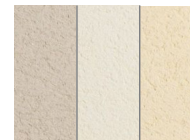
PRIMARY BUILDING MATERIALS



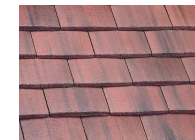
'Red' brick
(orange / red)



'Yellow' brick
(stock / multi)



Cement Render
(various shades)



Plain 'clay' tiles
(red / orange)

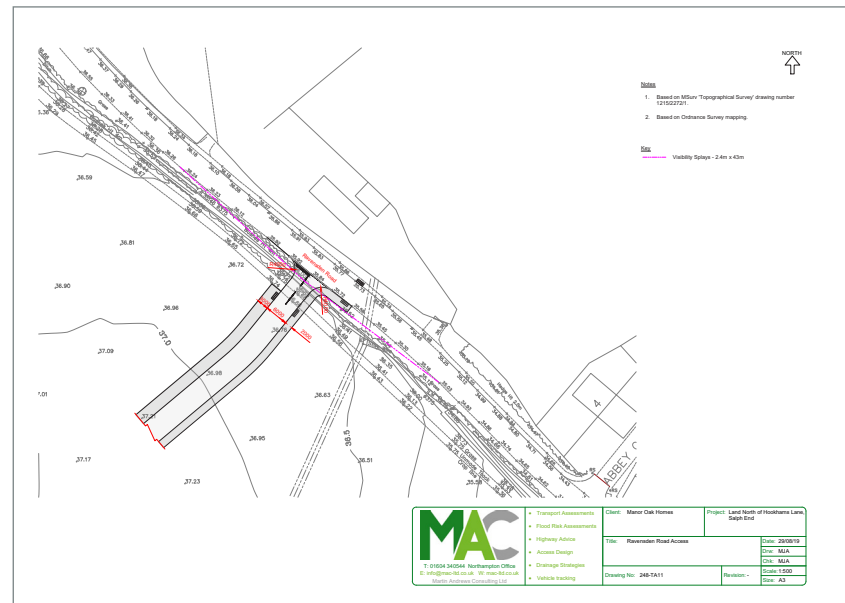
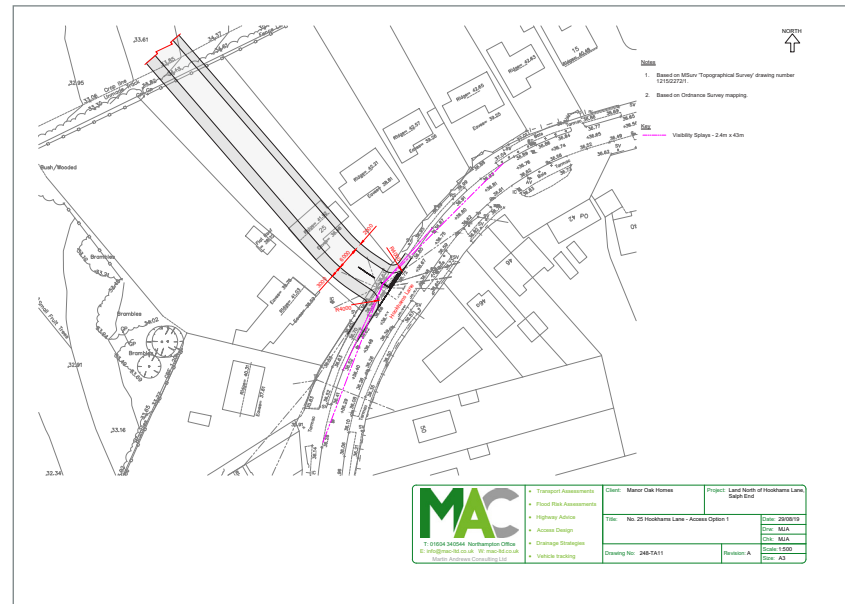


Plain 'clay' tiles
(grey)

4.8 ACCESS

- 4.8.1 Two points of access to the site are proposed off Hookhams Lane and Ravensden Road and details of these are shown below. Within the site itself the street hierarchy will need to conform to the highway authorities' standards in terms of the width of carriageways and footways and potentially the inclusion of cycleways either on or off road.
- 4.8.2 Two public rights of way are to be retained on their current alignments within the site and these will be connected to the wider highway network and footpaths within public open space.

FIGURE 11: DETAILED ACCESS



LAND NORTH OF HOOKHAMS LANE, SALPH END
Design and Access Statement

SEPTEMBER 2019