

UPDATE MARCH 2020 - PART 1

LAND NORTH OF HOOKHAMS LANE, SALPH END

Design and Access Statement

SEPTEMBER 2019

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1.0 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

- 1.1.1 This document has been prepared to support an outline application for up to 400 dwellings, open space (including formal sports pitches), drainage, footpath and vehicular access with all matters reserved other than access on land North of Hookhams Lane, Salph End, Bedford.
- 1.1.2 The site is approximately 19.65ha in size and currently comprises arable land in cultivation. It is situated on the northern edge of Salph End to the east of Mowsbury Golf Club and north of Mark Rutherford School.
- 1.1.3 Salph End is part of the parish of Renhold which is made up of several hamlets, which in addition to Salph End includes Church End, Lane End, Top End, Workhouse End, and Water End. In the 2000s two new housing estates were constructed on the southern boundary of the parish; the Spires and Cranbourne Gardens estates off Norse Road. The population of Renhold is c.2,320.
- 1.1.4 Salph End lies immediately to the north east of the wider Bedford urban area which contains a wide range of community facilities, space for sports and recreation and employment opportunities. Salph End is well connected to the wider highway network via Norse Road / St Neots road and the A421.

1.2 PURPOSE OF THE STATEMENT

- 1.2.1 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a DAS.
- 1.2.2 The National Planning Practice Guidance (NPPG) states that a Design and Access Statement is a "concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users."
- 1.2.3 The Town and Country Planning (Development Management Procedure) (England) Order requires design and access statements to:
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy adopted as to access, and how policies relating to access in relevant local planning documents have been taken into account;
 - State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultations; and;
 - Explain how any specific issues which might affect access to the development have been addressed.

1.3 DOCUMENT STRUCTURE

- 1.3.1 The DAS is divided into four sections as follows:
- Section 1: Introduction - outlines the scope and purpose of the document;
- Section 2: Assessment - considers the site and its surroundings in terms of the physical and social and context;
- Section 3: Evaluation - identifies the site's constraints and opportunities and presents the design principles that have been derived from a combination of Government Policy, site assessment, and design evolution; and
- Section 4: Design and Access - presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance.

FIGURE 1: AERIAL PHOTOGRAPH SHOWING THE SITE IN CONTEXT



2.0 ASSESSMENT

FIGURE 2: SITE PHOTOGRAPHS

2.1 INTRODUCTION

2.1.1 This section provides a summary of the various technical studies and surveys that have been undertaken in relation to the proposed development. The recommendations in these studies forms the basis of the opportunities and constraints that will shape the proposals. Full versions of all the documents referred to have been submitted as part of the planning application.

2.2 SITE DESCRIPTION

The site is approximately 19.6 hectares in size and comprises two large agricultural fields in arable cultivation and a bungalow at 25 Hookhams Lane.

The site is bordered by residential properties along Hookhams Lane and Home Close to the south (typically bungalows) and a large area of rough grassland. Mowsbury Golf Course lies to the west with Mark Rutherford School beyond this. Larger detached properties border the site to the east which are accessed from Ravensden Road and continues along the remainder of the eastern boundary of the site. Several small areas of woodland define the northern boundary of the site.

There are trees and hedgerows along the site's boundaries and internal field boundaries. A tributary of Renhold Brook runs through the site bisecting it and creating two separate field parcels.

2.3 TOPOGRAPHY

2.3.1 The eastern boundary of the site alongside Ravensden Road is relatively flat – land begins to fall gently towards the southern part of Ravensden Road – with a plateau extending into the eastern part of the site itself. Within the site, there is a localised fall towards the tributary of the Renhold Brook on either side of the watercourse. There is gentle fall of c.5m along the southern boundary of the site but gradients are at c.1:50.



Viewpoint 1



Viewpoint 2



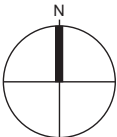
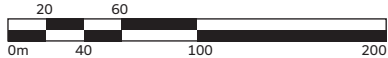
Viewpoint 3

FIGURE 3: SITE SURVEY / AERIAL PHOTOGRAPH



Vx Photograph Location (see adjacent)

SCALE 1:4,000



2.4 LANDSCAPE AND VISUAL IMPACT

- 2.4.1 Views of the site are highly localised and restricted to public rights of way and immediate adjoining areas where small gaps within the otherwise well-established boundary vegetation occur. Visual containment is enhanced by the established vegetation structure within both the localised and wider landscape setting, consisting of pockets of woodland such as Marsh Wood and groups of trees established within Mowsbury Golf Course. Views from surrounding development are highly constrained as a result of intervening built form.
- 2.4.2 It is considered that the site and receiving environment have the capacity to accommodate sensitively designed residential development that responds to localised context and will not result in significant harm to the landscape character or visual environment.

2.5 ECOLOGY

- 2.5.1 An extended Phase 1 Habitat survey and desk-based assessment of biological records has been undertaken using methodologies recommended by Natural England.
- 2.5.2 Based on the available information reviewed, there are no identified statutory ecological designations within or adjacent to the site. All such designations are sufficiently separated from it that they are unlikely to provide a significant constraint on its development for residential use.
- 2.5.3 A number of habitats of ecological value (e.g. trees, hedgerows and watercourse) are present, although these appear to have relatively restricted distribution within it. The majority of the site comprises intensively managed arable fields that are unlikely to provide any significant ecological value or constraints. The retention of individual features of value (along with suitable buffer zones and associated protection measures) would be possible where appropriate in order to safeguard any features of ecological value.
- 2.5.4 Suitable habitats and potential for Great Crested Newt, Badger bats and reptiles are present, and would need to be taken into account as part of any detailed design.

2.6 FLOOD RISK

- 2.6.1 A flood risk assessment has been carried out which outlines the potential risk of flooding and provides advice on the management of surface water from a drainage perspective.
- 2.6.2 The Environment Agency (river and sea) flood map shows the majority of the site is located within Flood Zone 1, with a very small area of the site being located within Flood Zone 2 - to the extreme south. As such, the report considers the development to generally be in Flood Zone 1 and at a low risk of flooding from rivers or the sea.
- 2.6.3 The Environment Agency (surface water) flood map shows that the site has a risk of surface water flooding associated with the existing watercourses. The majority of the site is in a low risk zone, with small areas of medium and high risk.

2.7 ARBORICULTURE

- 2.7.1 A preliminary appraisal of the arboricultural constraints has been undertaken in line with BS5837:2012. The site does not contain any rare, unusual or veteran trees; the study subsequently focused on identifying trees appropriate for integration within a residential setting.
- 2.7.2 The site benefits from adjoining deciduous woodland of varying density and maturity, supplemented by a number of outlying internal Oak which are remnants of former field boundaries. The maturity and structural diversity these features provide are immediately recognisable and consistent with their status as the principal trees on the site.
- 2.7.3 Hedgerows define the interior field network and boundaries, serving to soften views of existing residential development and define interior parcels; arrested management has resulted in gaps and blackthorn encroachment, leading to variations in hedgerow quality and density. The general condition of the tree stock is good, and typical for the setting; notable weaker elements that are unlikely to benefit from intervention are limited to a single outlying Oak in terminal decline and a declining boundary Oak with symptoms of a pathogenic infection.

2.8 ACCESS AND CIRCULATION

- 2.8.1 The primary roads bordering the site are Hookhams Lane and Ravensden Road. Hookhams Lane provides connections to Bedford Town Centre and the A4280. Ravensden Road provides connections to the A421.
- 2.8.2 Many of the surrounding roads have footways. The site has two Public Rights of Way (PROW) running through it to the north and south.
- 2.8.3 Cycle routes are primarily on road on the immediate vicinity of the site which offer connections to other on road or dedicated routes in the wider area.
- 2.8.4 The 27 bus route provides a bus service to Wilden, Renhold, Putnoe, Goldington and Bedford, in addition to many stops along the route. The closest bus stops to the site is on Hookhams Lane.
- 2.8.5 There are two railway stations in Bedford town centre - Bedford and Bedford St Johns. They provide connections to London and the north and Bletchley.

2.9 LOCAL FACILITIES

- There is a Post Office/Convenience Store on Hookhams Lane across the road from no 25 this would be approximately 400m from the centre of the site.
- The nearest secondary school, Mark Rutherford School, is approximately 0.7miles from the site
- The nearest doctor's surgery is Putnoe Medical Centre, approximately 1.5miles from the site
- The nearest hospital is Bedford Hospital South Wing located in Bedford, approximately 3.8miles from the site
- The nearest dentist is approximately 1.7miles from the site
- The nearest pharmacy approximately 0.7miles from the site

FIGURE 4: LOCAL FACILITIES

