

*Land at Newton
Lane, Turvey*

*Site Promotion Document
August 2020*

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1. Introduction & Consultant Team

Introduction

1.1 Richborough Estates is a responsible and specialist strategic land promotion business founded with the aim of working in partnership with landowners. Their projects are located throughout the country ranging from large urban extensions to sensitively designed residential schemes on Sites on the edge of settlements such as Turvey.

1.2 Richborough Estates oversee the entire planning processes from start to finish and seek to work very closely with local communities, Planning Officers and Councils to create the most mutually beneficial schemes. Richborough is seeking to apply this approach to the Site at Newton Lane, Turvey.

1.3 To provide a baseline for the proposals, Richborough has commissioned a specialist team of consultants to undertake a range of environmental and technical surveys.

1.4 This document seeks to bring together the outcome of the surveys and studies undertaken to date and explains how the constraints and opportunities which exist have informed the proposed development of up to 80 new homes, together with the provision of formal and informal green-space for all village residents to enjoy.

1.5 As detailed within this document, the proposed housing character and density will be in-keeping with the existing settlement of Turvey. The Site's location and features will afford future residents with easy access to village centre facilities via an attractive pedestrian and cycle network.

1.6 What is presented in this document is not intended to be a fully work-up scheme for Newton Lane, Turvey but has been prepared for illustrative purposes to be used as the basis for discussions with key stakeholders, including the local community, Parish Council and the Local Planning Authority.

Richborough Estates Consultant Team

Planning:

Fisher German LLP



Landscape:

Tyler Grange



Urban Design:

Savills Urban Design Studio



Ecology:

Just Ecology



Transport:

HUB Transport Planning Ltd



Archaeology and Built Heritage:

Orion Heritage



Flood Risk and Drainage:

BWB Consulting



Utilities:

M-EC Consulting



Arboriculture:

Midland Forestry



2. Site Location & Context

Site Location

2.1 The Site is located to the south of the village of Turvey, adjacent to Newton Lane. While the majority of the Site is generally rectangular in shape, a narrowing spur of the Site extends north across the watercourse.

2.2 The total Site currently comprises approximately 7.13 hectares (17.62 ac) of agricultural, grassland and scrub, predominantly bounded by mature field boundary vegetation and trees. The Site has been identified in two boundaries. The larger (5.70ha) is located outside the floodplain, while the smaller Site (1.43 ha) comprises the watercourse, associated floodplain and the adjacent fields.

2.3 A woodland block forms the majority of the eastern Site boundary. The northern most boundary of the Site is formed by existing residential development. Existing residential development lies to the west of the Site, with the remaining western boundary formed by Newton Lane.

2.4 Topographically, the Site lies on falling land form. The southern boundary of the Site occupies the highest elevation at approximately 56m AOD. The land form falls to the north towards the watercourse before rising gently up to the rear property boundaries of the High Street at approximately 45m AOD.



1. View from Newton Lane across Site towards the High Street
2. Existing Lanes from the High Street towards the Site
3. Site watercourse (photo taken from Newton Lane)



Legend



-  Site Boundary
-  Other Land in Applicant's Control

Figure 1. Aerial Plan of Site and Surroundings

Site Context Analysis

2.5 In order to design a development proposal which positively integrates with its surroundings the following contextual analysis has been undertaken:

- Settlement Evolution and Character
- Local Facilities & Movement Analysis

2.6 The findings of each study are summarised in the following pages.

Settlement Evolution and Character

2.7 Figure 2 illustrates a high level summarial review of the settlements growth. Two relatively distinct periods of growth are evident. Up until the 1900s, the village grew organically but in a linear format along the main routes through the village. The quality and distinctiveness of the pre-1900s development is reinforced by the conservation area status and the significant number and distribution of listed buildings throughout the core.

2.8 From the 1900s and particularly during the 1950s and 1970s, the village saw pockets of sizable additional growth, predominantly to the rear of the main through streets, and along secondary local routes within the village. The development pockets have cumulatively contributed to a near doubling in the

size of the village. The style of these developments is generally a-typical of 1950s and 1970s developments also found in other settlements. As a result they are not considered to be locally distinct examples.

2.9 Additional, smaller in-fills (generally of 1 - 5 dwellings) have occurred between the 1970s to present day, but these are relatively limited within the village.

2.10 The precedent of development in depth behind the High Street has been historically established. However, the challenge is to find a style and form of development which is locally distinctive and responsive to the Sites many features and the wider village character more generally.



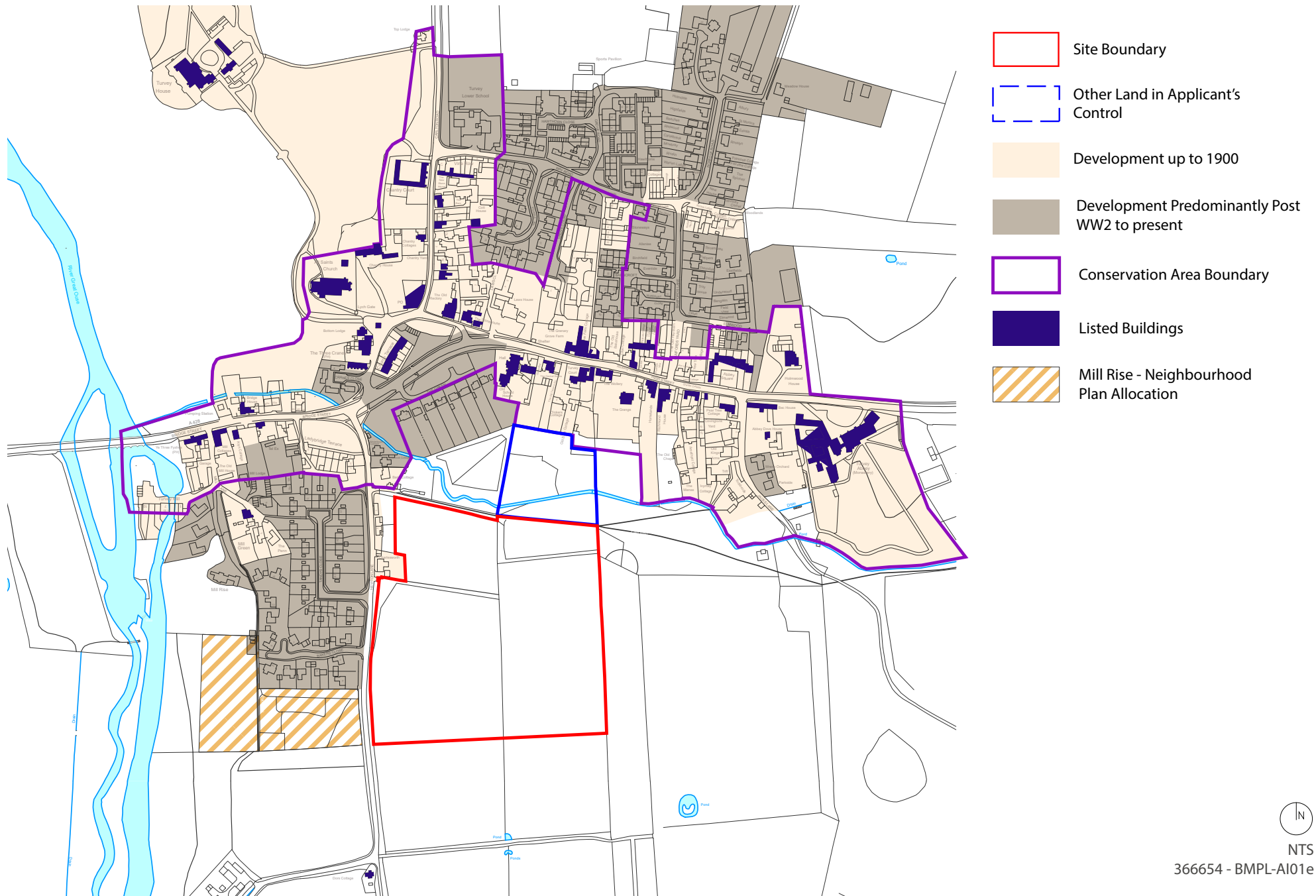


Figure 2. Settlement Evolution Summary Plan

Local Facilities and Sustainable Transport Links

2.11 The village offers the following services and facilities:

- 2 pubs
- A church (All Saints)
- A recreation ground with tennis courts and a cricket pitch.
- Allotments
- A butchers shop
- 2 convenience stores, one with an integral Post Office
- A village hall
- A pre-school
- 1 primary school (67% capacity - Jan 2019); and
- Turvey Abbey

2.12 Turvey also has a range of community groups and activities catering for different age groups; including the Bedfordshire Walking Club, The Turvey Tots Group, Turvey Tennis Club, Church Choir, and the Little Lights Parent Group to name a few.

2.13 The Site is well located in relation to the centre of the village. Public right of ways (PRoW) currently exist across the Site and these link to the village centre. The PRoWs will be maintained and the footway network within the Site extended to connect with the existing routes.

2.14 A zebra crossing on the High Street is provided to the east of Newton Lane and The Green, and provides a safe crossing to the local store, the post office, education facilities, All Saints church, and the public house.

2.15 Bus shelters are provided to the east of Newton Lane (westbound) and east of Laws Close (eastbound); both being within a short walk of the centre of the Site. The main bus service is hourly between Bedford and Northampton and provides services at commuting times.

2.16 The facilities plan indicates that there is a real opportunity to rebalance the public open space provision for those living in the south of the village.



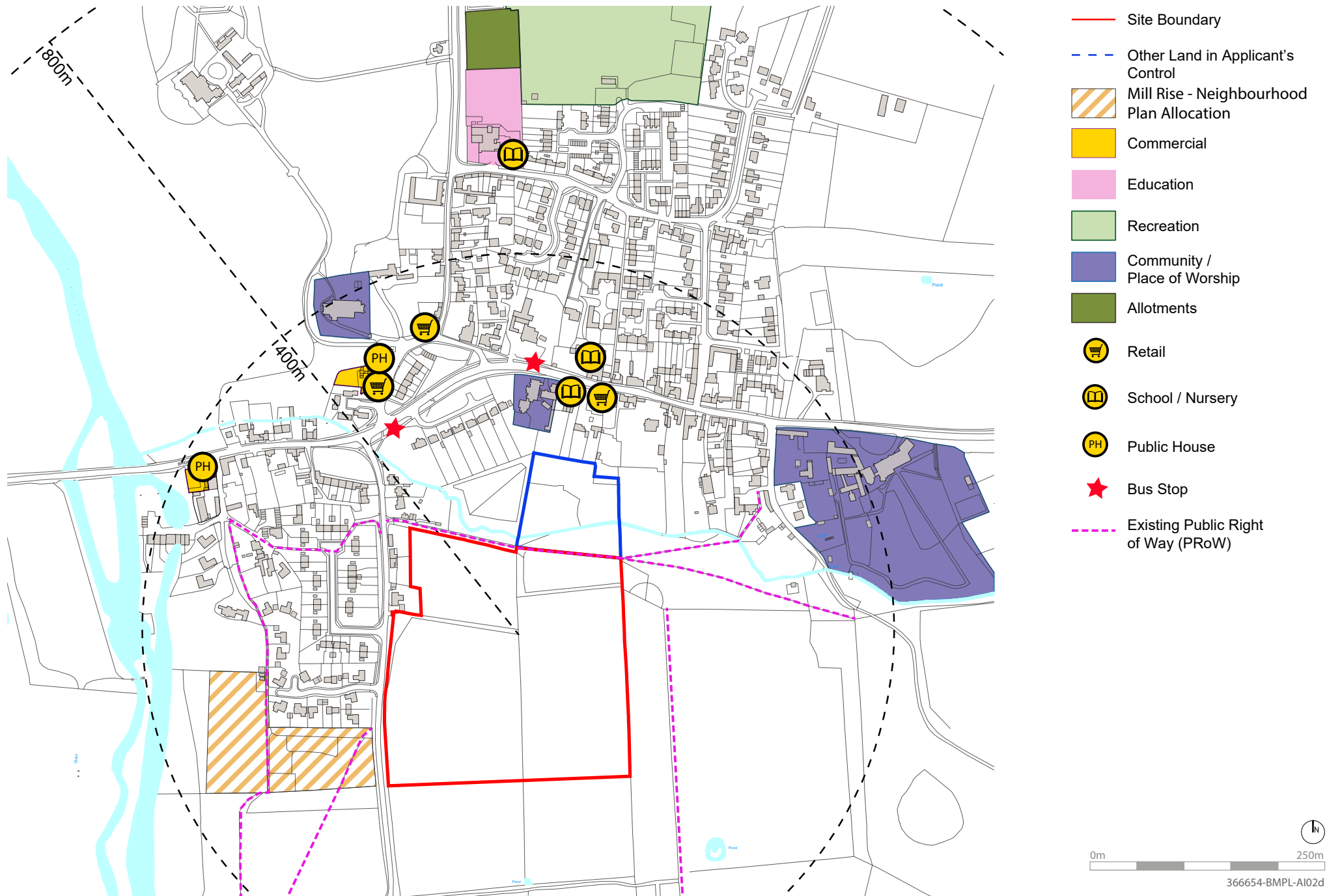


Figure 3. Local Facilities Plan

3. The Development Site

CONSIDERATIONS

- Site topography in relation to high and low points and accompanying drainage strategy.
- Retention and offset to majority of boundary planting with small scale removal where necessary to facilitate high quality layout.
- Achieving long distance or glimpse views towards All Saints Church.
- Respecting and preserving the setting of the conservation area and the village's listed buildings.
- Maintaining development outside the existing floodplain.
- Maintain and/ or mitigate identified areas of ecological value.
- Ensure the proposed development positively assimilates with the character of its immediate context and the wider village.
- Mitigate visual impact of the proposal on the wider landscape.

OPPORTUNITIES

- To achieve a new access junction from Newton Lane into the Site, while also enhancing pedestrian routes along Newton Lane towards village facilities.
- Explore opportunities for a new pedestrian and cycle route from the Site to the High Street.
- Provide new footpath routes through the Site to link with the existing network.
- Explore provision of new publicly accessible open spaces both to the north and the south of the Site.
- To create new woodland planting parkland and tree belts to positively define the edge of the village settlement and to also complement the wider landscape setting.
- Provide a range and mix of house types and tenures to supplement the existing village provision.
- To set proposed development within a new connected landscape structure, supplementing existing landscape corridors and supporting ecological enhancements and gains.



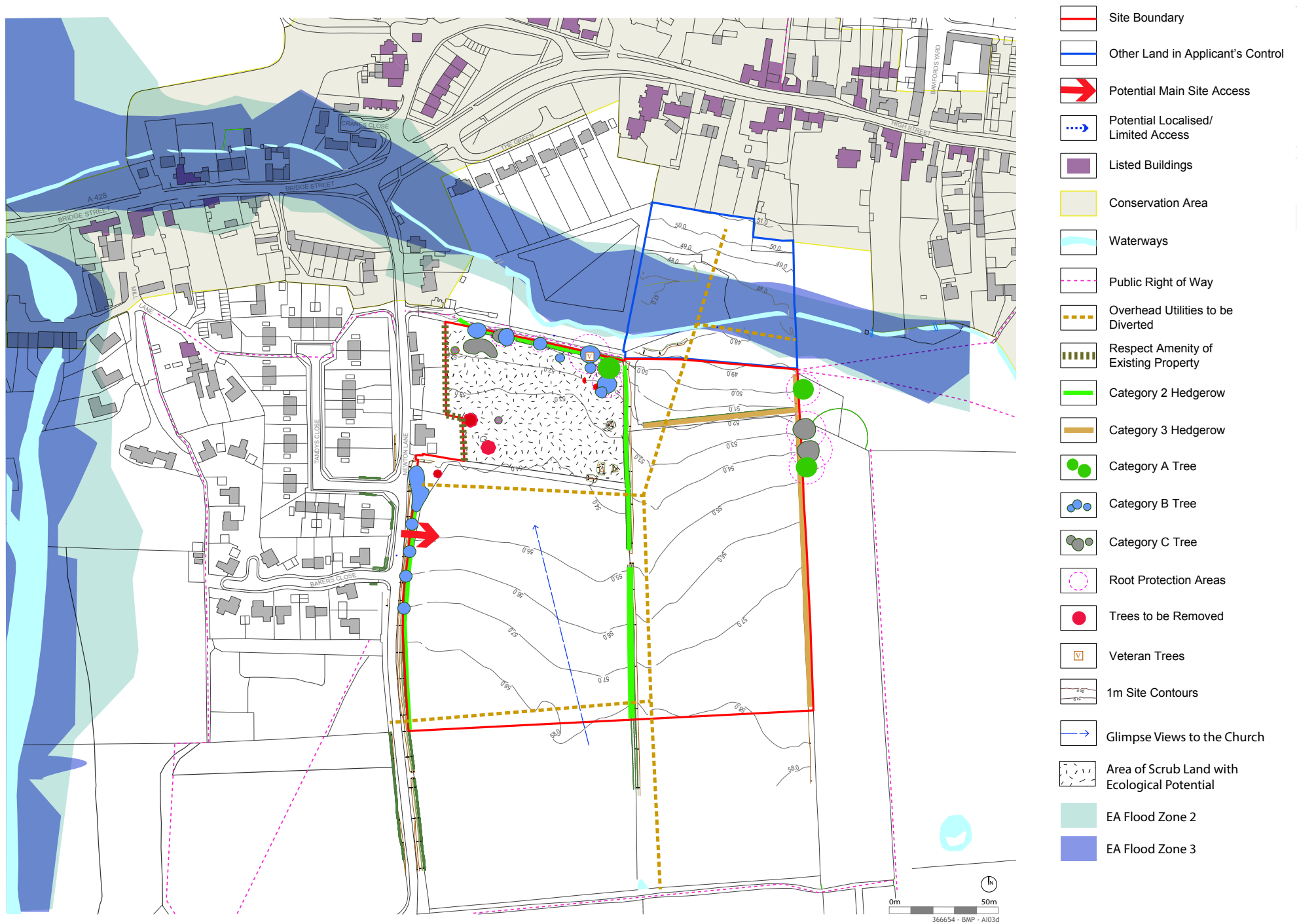


Figure 4. Site Features Plan

4. Opportunities Summary

4.1 Our indicative concept, outlined in section 11. The Emerging Proposals, is underpinned by the Site's context. The Site's opportunities have been considered to ensure a responsive design approach. To inform design, the opportunities have been identified as follows:

- Providing a safe vehicle access into the Site from Newton Lane.
- Maintaining a landscape green corridor and open space character to the north of the Site to respect the Turvey Conservation Area and Listed Buildings.
- Utilising the landscape corridor and lowest point on Site to accommodate surface water attenuation features (SuDS).
- Retaining existing landscape features and utilising existing gaps in the central hedgerow to facilitate internal circulation.
- Explore opportunities to connect from the Site on to the existing Public Right of Way Network to the North.
- Preserve existing residential amenity to properties backing on to the Site through appropriate separation.
- To the south of the Site, provide a transition zone from the wider landscape to the edge of built form.



LEGEND







| | | | |
|---|--|---|--|
|  | Site Boundary |  | Lower Level Area with Opportunity to Accomodate SuDS |
|  | Other Land in Applicant's Control |  | Opportunity to Provide Separation to Maintain Existing Residential Amenity |
|  | Opportunity for Main Site Access |  | Opportunity to Utilise Gap in Existing Hedgerow for Internal Access |
|  | Opportunity to Provide Pedestrian / Cycle Access to Existing Public Right of Way |  | Opportunity to Provide Landscape Separation and Green/ Brook Corridor |
|  | Opportunity to Retain & Integrate Existing Hedgerows/ Trees |  | Landscape Transition Zone between New Settlement Edge and Countryside |

Figure 5. Development Opportunities Summary

5. Enhancement of the Village

5.1 The provision of up to 80 new homes, of which 30% are affordable homes, will enhance the range and choice of housing in Turvey and will bring more people to the parish that will further grow the economic and social capacity of the community.

5.2 It will make a meaningful contribution to meeting identified affordable housing needs, attracting new families to the village whilst also providing opportunities to those who have grown up and still live in the vicinity to remain.

5.3 This development will make a contribution to the vitality of village life by helping ensure the viability of existing services in Turvey. There will be a positive impact on local expenditure which will be generated for existing businesses in the village, and public services have the capacity to provide for this population growth. This development will also bring a number of direct and indirect economic benefits associated with the value of the construction through employment.

5.4 New publicly accessible riverside and country park open spaces connected to existing footpaths will be made available for all village residents.



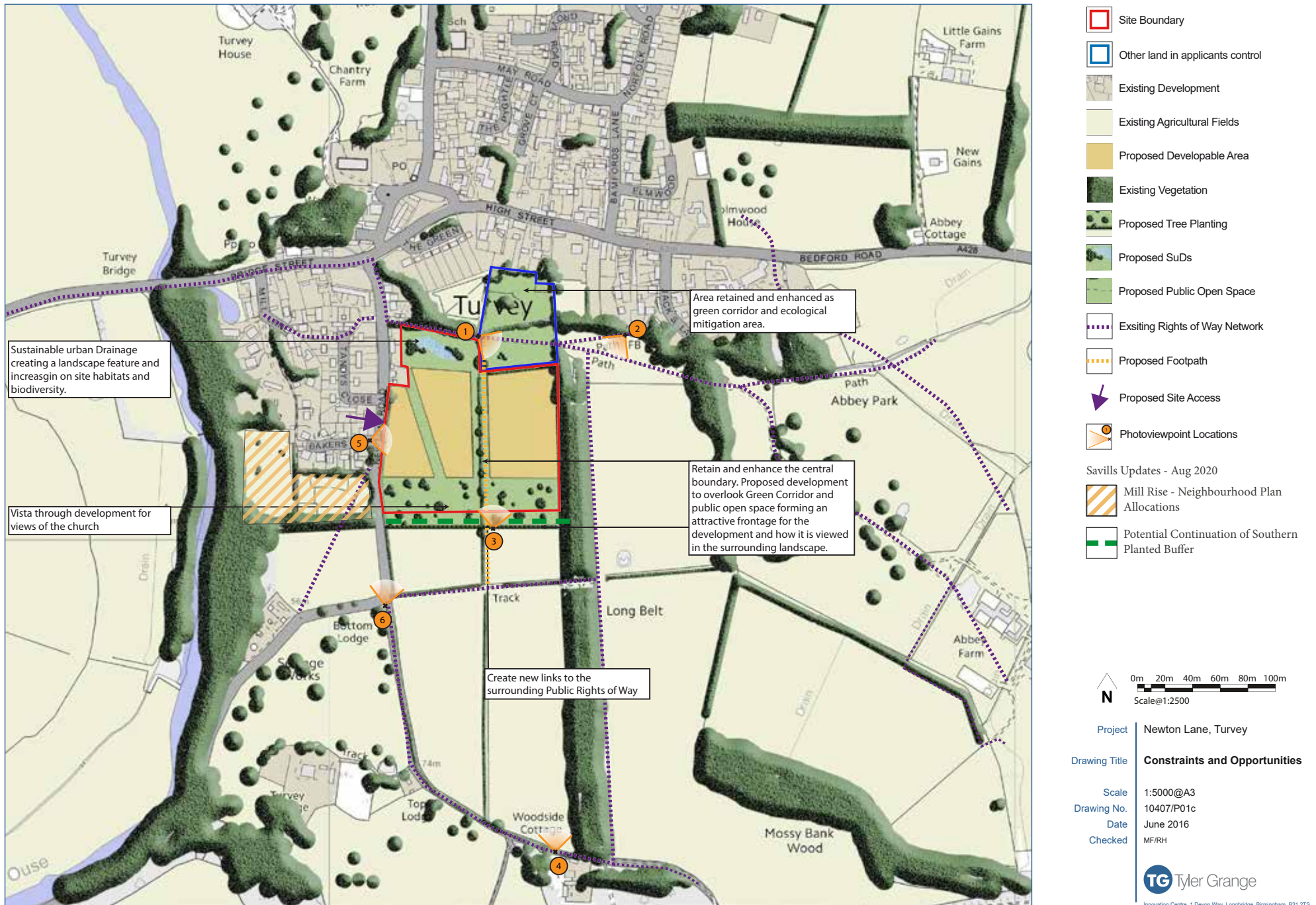
Figure 6. Indicative 3d Illustration of Concept

6. *Landscape*

6.1 In response to both desktop assessment and fieldwork, a series of landscape opportunities and constraints have been established to guide the sensitive development of the Site. These observations are detailed below and illustrated on the Constraints and Opportunities Plan and represent a 'landscape-led approach'.

6.2 The key themes include:

- The Long Belt - Woodland planting to the south east of the Site could be extended northwards along the eastern boundary of the Site with additional planting which has reached a height. The Woodland will create a defining feature in the landscape when mature and represents a barrier to the wider visibility of the Site and provides a robust boundary.
- The well vegetated Newton Lane to the western boundary provides enhanced screening of the Site from the wider landscape, the establishing woodland planting to the west of Newton Lane provides a level of screening from the local road and footpath network.
- The field boundaries to the north, centre and south of the Site can be retained and strengthened as part of an overall strategy to deliver connecting Green Infrastructure.
- The line of the existing developed edge formed by Bakers Close dwellings to the west of Newton Lane will be used to define the limits of any proposed built development on the Site. It should however be noted that the emerging Neighbourhood Plan proposes to allocate land immediately south of Bakers Close which will extend the limits of development beyond that proposed by the illustrative masterplan. The remaining section of the fields south of this line will be used for green infrastructure and tree planting thereby softening views of the development from the local receptors. A well designed landscaped edge would also assist in assimilating development over time and retain the wooded characteristics of the settlement.
- The steeper gradients to the north of the Site as well as the constraint of the watercourse and public right of way could remain largely free from built development and form part of the connecting Green Infrastructure Strategy. It also provides an amenity buffer and development off-set to the existing properties associated with High Street.
- Given the extent of planting associated within the surrounding landscape and the boundaries of which includes the maturing woodland Plantation, inter-visibility with the Site is limited to the rights of way within or adjacent to the Site to include Conservation Walk and Ouse Valley Way, the higher ground to the south, Newton Lane and residents who overlook the Site.
- Access off the Newton Lane to the west would require removal of a short section of the hedgerow, this could be transplanted to gap up the southern boundary hedgerow of the arable fields. The rising slopes to the south could be used to create a parkland character to reflect the surrounding parkland associated with Turvey Abbey and the well wooded context that characterises the approach to Turvey.
- The Site can accommodate development and utilise the existing field compartments to define housing parcels and connecting green boulevards.
- Existing woodland block to the north of the Site adjacent to the watercourse should be retained.
- Proposed development should respect the woodland belt / parkland character of the surrounding landscape, which offers filtered visual containment to the Site.
- There will be visual connection from Newton Lane and adjacent residential area; however, development setback is suggested and new green linkages could be provided to deal with amenity and offer access to the network of public footpaths to the east and south. Views from the landscape to the south towards Turvey experience views of the church, a vista through the proposed development to maintain, where possible, views of the church tower.



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Figure 7. Landscape Opportunities and Constraints Analysis

7. Ecology

7.1 An ecological appraisal survey has been undertaken to identify the habitats present and assess the potential for protected and notable species to use the Site.

7.2 The Site comprises arable crop, grazed semi-improved grassland and rough semi-improved grassland and scrub. Species-poor hedgerows are present along the western boundary, part of the eastern boundary and internally. Species-rich hedgerows are present along part of the north-western boundary, and alongside the stream which crosses the northern section of the Site. Semi-natural and broad-leaved plantation woodland are located adjacent to the eastern Site boundary.

7.3 Further species specific survey work is currently being undertaken to ensure that appropriate mitigation can be implemented and incorporated within the Site design.

Designations

7.4 There are no statutory designated Sites of international conservation importance within 2km of the Site.

7.5 There are no non-statutory designations covering any part of the Site. Five non-statutorily protected Sites are located within 2km of the Site, one of which (River Great Ouse County Wildlife Site) is located approximately 290m north-west of the Site, and mitigation will be incorporated to ensure that there is no pollution of the on-Site stream, which could affect this County Wildlife Site.



Figure 8. Phase 1 Ecology Analysis Plan

8. Heritage

8.1 A heritage assessment of the Site was undertaken in accordance with national and local government policy and guidelines. The assessment drew together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study Site. The assessment includes the results of a Site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.

8.2 The assessment concluded that Site has low potential for archaeological remains from all periods. There are no archaeological assets recorded within the Site and limited archaeological evidence within its surroundings.

8.3 Should remains be present within the Site, they are considered likely to be of no more than local significance. Consequently, archaeology is not considered to a development/design constraint.

8.4 Although the archaeological potential of the Site is considered to be low, it is possible that further limited evaluation work may be required. It is suggested that any such work can be undertaken as a condition of consent of the development.

8.5 The proposed development is not considered to impact upon the settings or significance of any Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields.

8.6 There are a number of Listed Buildings and Turvey Conservation Area along High Street to the north east of the Site, but inter-visibility is screened by existing mature trees and vegetation. Nevertheless, consideration will be given to sensitive landscaping and design, along with a set-back of development in this area of the Site, in order to ensure that their settings and significance are not impacted upon by the development proposals.

8.7 All Saints Church spire is visible from parts of the Site. The proposed development will be sympathetic to protecting the setting of and views to the church. This is further illustrated in the landscape analysis at section 6.



9. Drainage

Flood Risk

9.1 The Environment Agency (EA) Flood Map for Planning shows the majority of the Site is located within Flood Zone 1 – land at a low risk of flooding from rivers.

9.2 A minor watercourse flows to the north of the proposed residential development, around which EA flood zones 2 and 3 are evident (Figure 9). No development will be proposed within flood zones 2 or 3.

Surface Water Drainage

9.3 Sustainable Drainage Systems (SuDS) will be included within the development to ensure there is no detriment to downstream recipients of surface water, both in terms of water quantity and quality. It is expected the surface water from the proposed development will be disposed of via the minor watercourse. Discharge rates from the development will be restricted to the equivalent greenfield rate, and attenuated surface water storage will be provided in the form of SuDS ponds, basins, swales, or similar.



Figure 9. Extract From EA Flood Mapping Data (July 2016)

10. Access & Movement

Site Access

10.1 The Site access is to be taken from Newton Lane via a simple priority junction. The access will be located within the 30mph speed limit, midway between the Tandy's Close and Bakers Close junctions opposite the Site.

10.2 The junction will be designed in accordance with residential design guidance, providing suitable visibility splays, appropriate road widths, and footways either side of the access road. The proposed access arrangement has previously been reviewed by the Highways Authority who have raised no objection to the proposal.

Traffic Generation & Highway Impact

10.3 The development proposal at up to 80 residential units is a relatively modest one in terms of traffic impact. Such a level of development will generate in the order of 52 two-way vehicle movements in any peak hour; that is, less than one additional vehicle per minute.

10.4 While not a constraint on the Site coming forward, Richborough Estates recognises that some of the existing properties along Newton Lane do not have off-street parking available. Our proposals present an opportunity for such off-street parking to be provided, as well as access served through the development Site. Richborough Estates would be happy to facilitate this provision.

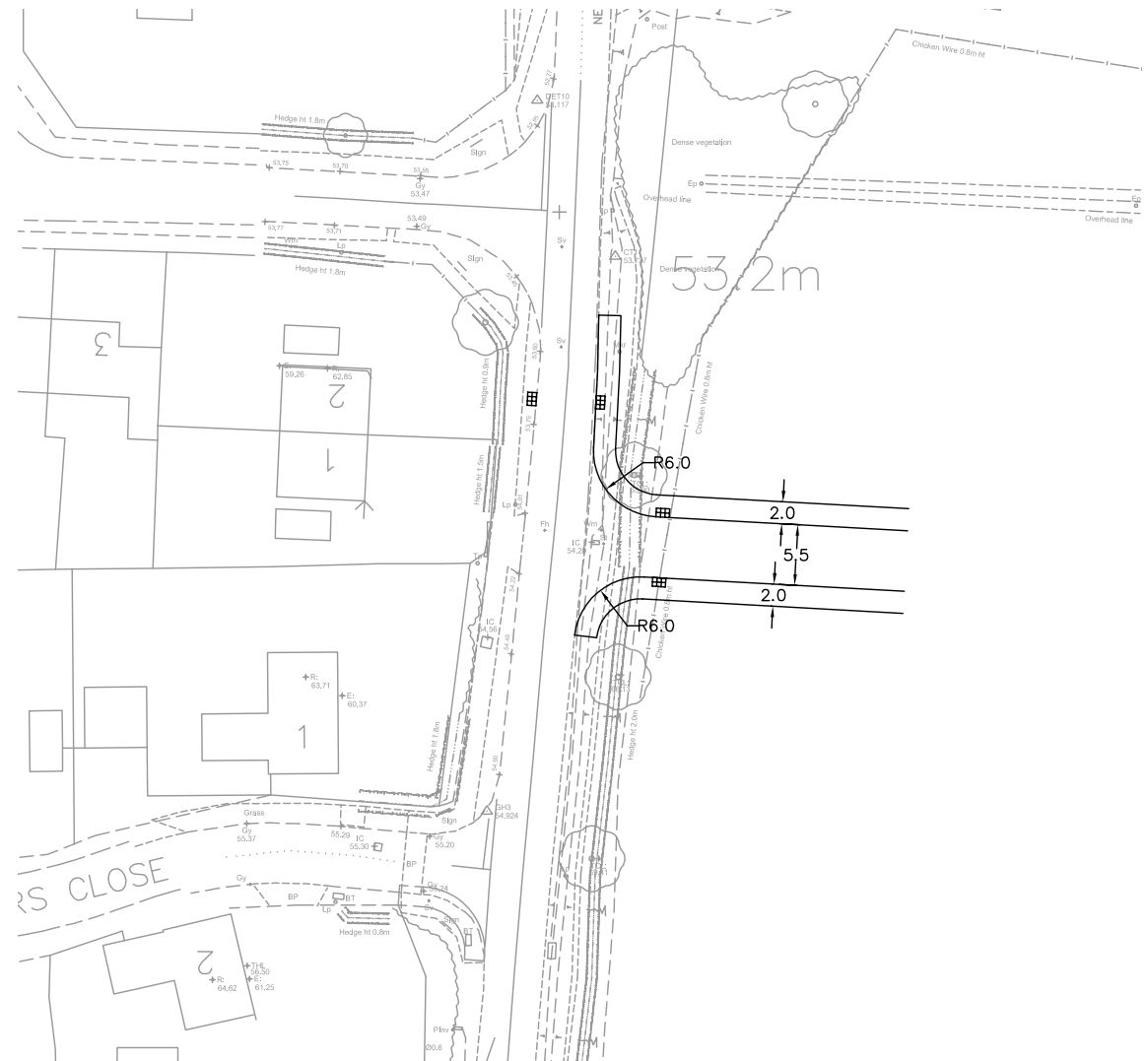


Figure 10. Main Site Access Location - Newton Lane

11. The Emerging Proposals

11.1 Based on the analysis undertaken for the Site, the emerging masterplan comprises the following features:

- A landscape led residential development accommodating up to 80 dwellings.
- A range of house types and sizes from 2 bed to 4+ bed dwellings, with on plot parking and spacious private amenity areas.
- An allowance for up to 30% affordable housing (24 dwellings) comprising a mix of 2, 3 and 4 bedroom dwellings. These will be designed tenure blind and distributed in small clusters across the development.
- A new vehicular access from Newton Lane with pedestrian access along Newton Lane towards the village core.
- Approximately 4ha of new publicly accessible riverside park, country park and informal residential open spaces. New footpaths will connect with existing footpath routes as well as through the development.
- The provision of an area to accommodate natural children's play equipment.
- New planting belts to clearly define the edge of the village settlement and to enhance the contribution of the Site to the wider landscape structure.
- Potential to provide additional off-street parking that will benefit movement by reducing the tendency for cars to park on Newton Lane.



Figure 11. Illustrative Sketch Masterplan

12. *Other Matters*

12.1 The current and previous uses of the Site indicate that there is no risk of contamination for future residential of the proposed residential development.

12.2 There are no Air Quality Management Areas close to the Site which the proposal could affect. Similarly, the proposal is not affected by any noise sources which would preclude residential development.

12.3 Richborough Estates acknowledge that any new homes would place demands upon local facilities and services. Appropriate financial contributions towards increasing the capacity of social and physical infrastructure would be made, as required, to mitigate any adverse effects on local services.

13. Conclusion

12.4 The proposed scheme at Netwon Lane, Turvey represents a sustainable development which will assist in meeting the Borough's emerging housing needs. This document has demonstrated that Richborough Estate's proposals for the erection of around 80 dwellings, together with extensive open space, can be delivered in a sensitive and sustainable manner. Housing can be accommodated on the Site in a manner which delivers a high quality development respectful of Turvey's character and landscape setting. The scheme also includes the potential for benefits to be delivered to the local community via new public open spaces.

12.5 Based upon the range of technical and environmental assessments which have been undertaken by the Consultant Team, no insurmountable issues have been identified which would prevent the delivery of the proposed housing.

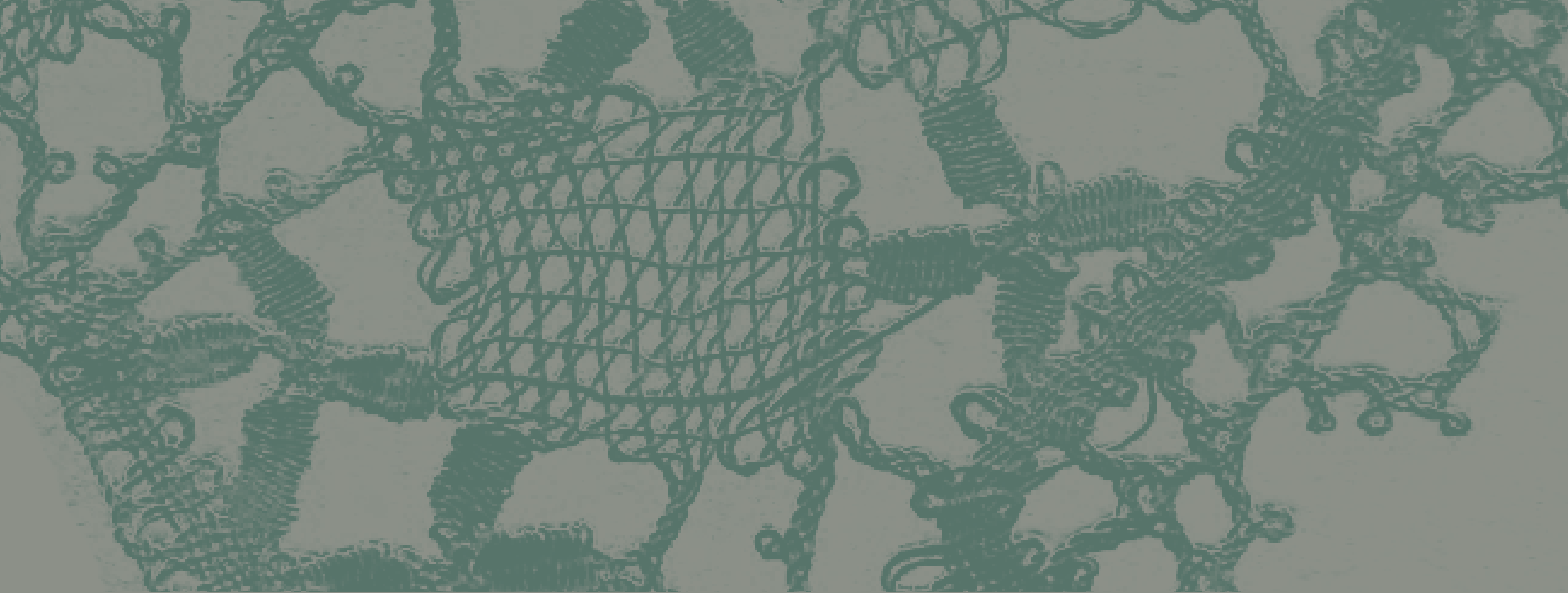
12.6 The proposed built development would be well set outside the flood zones 2 and 3 and will be well related to existing development, providing public access to generous open spaces bringing the opportunity for play on land currently within private ownership.

12.7 Existing boundary trees and hedges will be retained with opportunities existing to maintain the habitats of protected species and deliver biodiversity enhancements. No significant harm would be caused to any heritage interests with the Site being screened from Listed Buildings and Turvey Conservation Area and additional landscaping proposed.

12.8 Future residents can walk to the existing local facilities via existing PROW through the Site. Bus services are also readily available within walking distance of the Site.

12.9 Future residents would also have the opportunity to occupy a range of house types and sizes some of which could provide the opportunity for home working or be suitable for the elderly. Affordable homes for rent and sale would be an integral part of the scheme. The ease of access to the local facilities and the availability of public transport offers the opportunity to promote non-car mode so travel.

12.10 Richborough Estates would welcome the opportunity of discussing the content of this document with all stakeholders to help refine any proposals.



Richborough
Estates

savills

Savills
Urban Design Studio
Innovation Court
121 Edmund Street
Birmingham
B3 2HJ
T: +44 (0) 121 634 8475
E: akparsons@savills.com