

# Land North of Hookhams Lane, Salph End, Bedford



## ABOUT THE SITE

The site is located on the northern edge of Salph End to the east of Mowsbury Golf Club and north of Mark Rutherford School.

The site extends to approximately 19.65ha and comprises two large agricultural fields in arable cultivation. The land is fringed by mature trees and hedgerows on its northern, eastern and western boundaries.

Beyond the boundaries of the site lies the developed area of Salph End. The more substantial Bedford urban area lies beyond the playing fields of Mark Rutherford School to the south of the site and beyond the golf club and Mowsbury Park to the west.

Manor Oak Homes have submitted an outline planning application for the development of land North of Hookhams Lane, Salph End, Bedford, to help contribute towards the ever-increasing housing needs of Bedford Borough.

## THE TEAM

- Armstrong Rigg Planning - Town Planning
- RG+P Architects - Masterplanning
- Aspect - Landscape Design, Ecology and Arboriculture
- MAC - Transport, Highways and Drainage
- MOLA - Archaeology
- Asset Heritage Consulting - Heritage

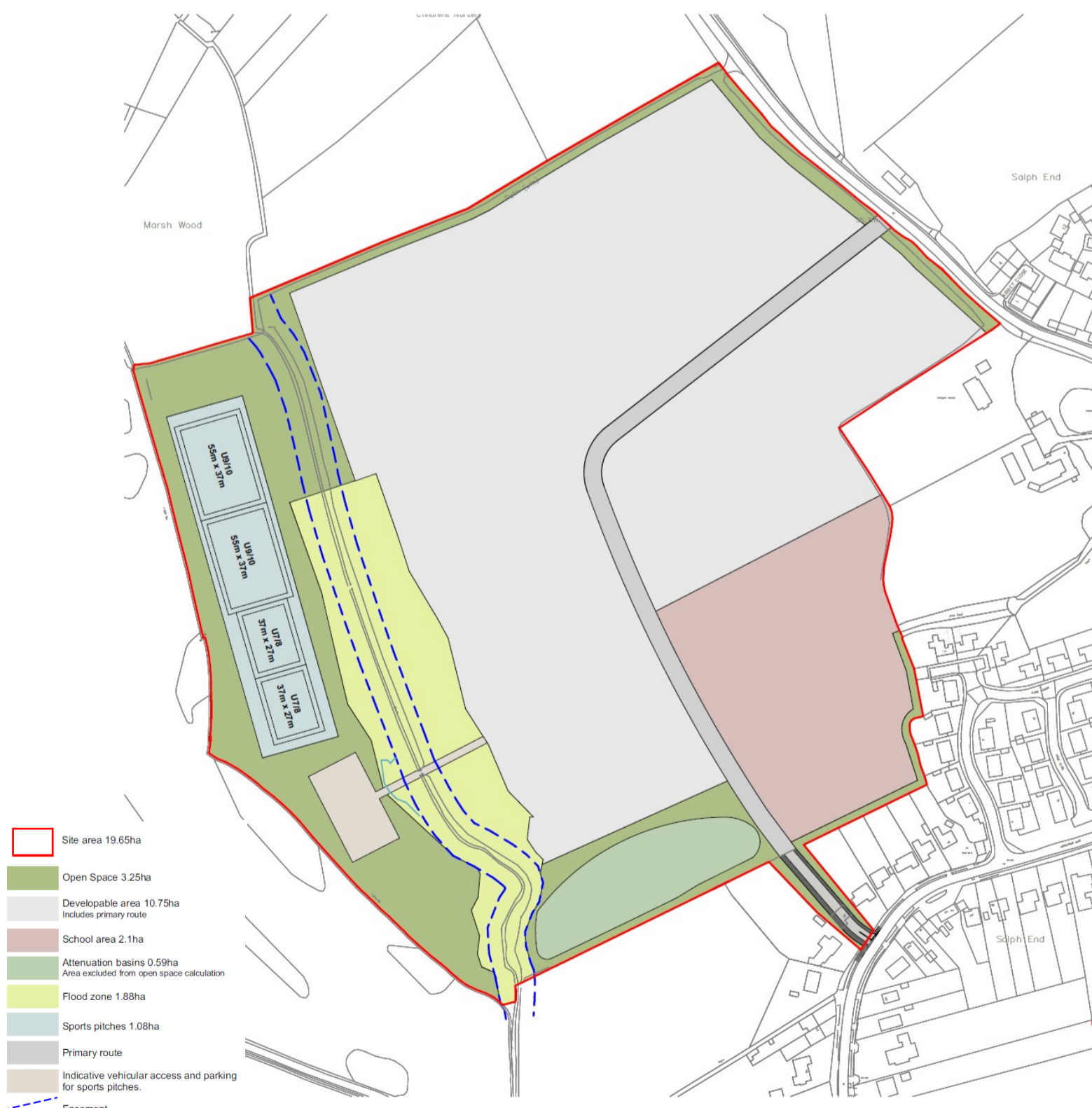
## PLANNING BACKGROUND

These proposals present a compelling opportunity to secure a major sustainable residential development that would bolster the Borough's currently deficient housing supply. At the same time, it also serves to absolutely confirm the deliverability of a site that since 2017 has been promoted extensively towards the emerging Bedford Local Plan 2030, a document that remains at examination.

This site represents the much needed response to the currently critical housing supply issues faced by the Borough. Currently the Borough's housing land supply is only marginally over 3 years (3.01 years to be precise).

Of as much relevance there is compelling evidence to suggest that delivery beyond the immediate 5-year period, through years 6-10 of the emerging Local Plan, will similarly fall well short of the number of homes required to meet what by that stage will inevitably be an overwhelming housing need in the Borough.

## PARAMETERS PLAN



## HOW TO COMMENT

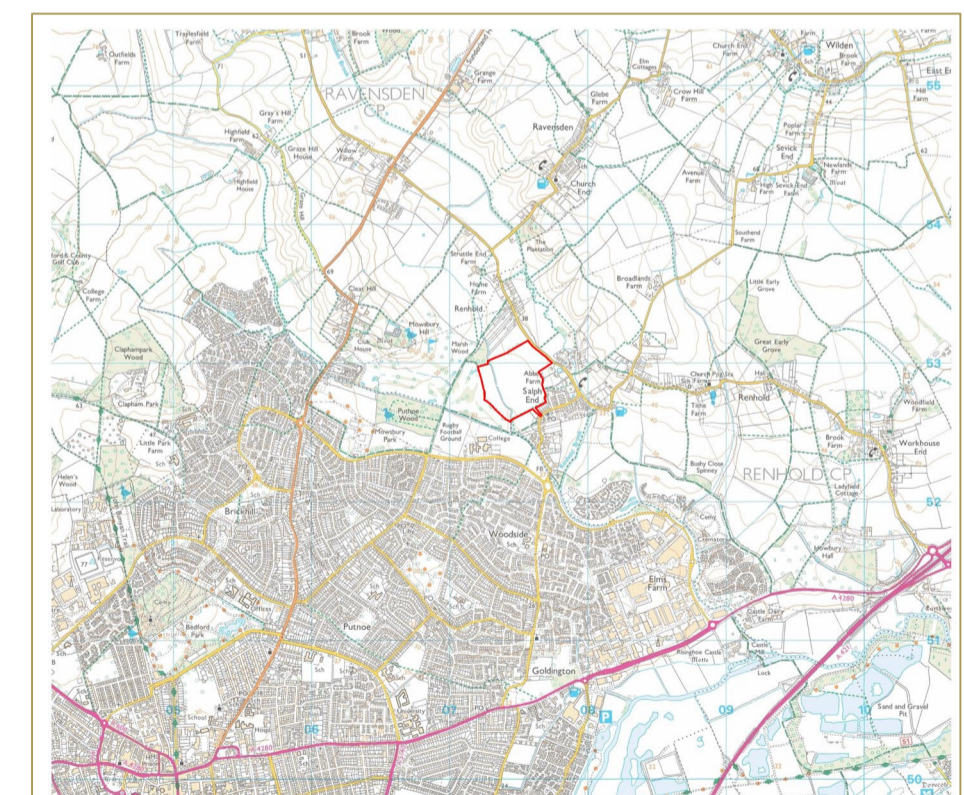
We would be pleased to receive any feedback that you are happy to provide and this will be considered alongside the outline planning application.

You can provide your thoughts by email using the address below:

[info@arplanning.co.uk](mailto:info@arplanning.co.uk)



AERIAL PHOTOGRAPH OF THE SITE IN CONTEXT (NTS)



SITE LOCATION PLAN (NTS)

# Site Investigations

## LANDSCAPE AND VISUAL IMPACT

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.

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.

## NOISE ASSESSMENT

The Noise Assessment recommended that good acoustic design be employed when designing the Site, particularly for the part of the Site which borders Ravensden Road in order to limit the use of any acoustic fences. Where gardens do have line of sight to Ravensden Road and they are in close proximity to this road, an acoustic fence of 1.7m will be required to control noise levels in these garden areas. Any dwellings which lie close to Ravensden Road will require alternative ventilation to opening windows for both living rooms and bedrooms.

The Assessment has also shown that maximum noise levels incident upon the dwelling facades of 25 and 29 Hookhams Lane, as a result of vehicle pass-bys at night, meet the adopted noise level criteria.

## FLOOD RISK

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.

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.

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.

## ECOLOGY

An extended Phase 1 Habitat survey and desk-based assessment of biological records has been undertaken using methodologies recommended by Natural England. Please see the habitats and ecological features plan to the top right.

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.

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.

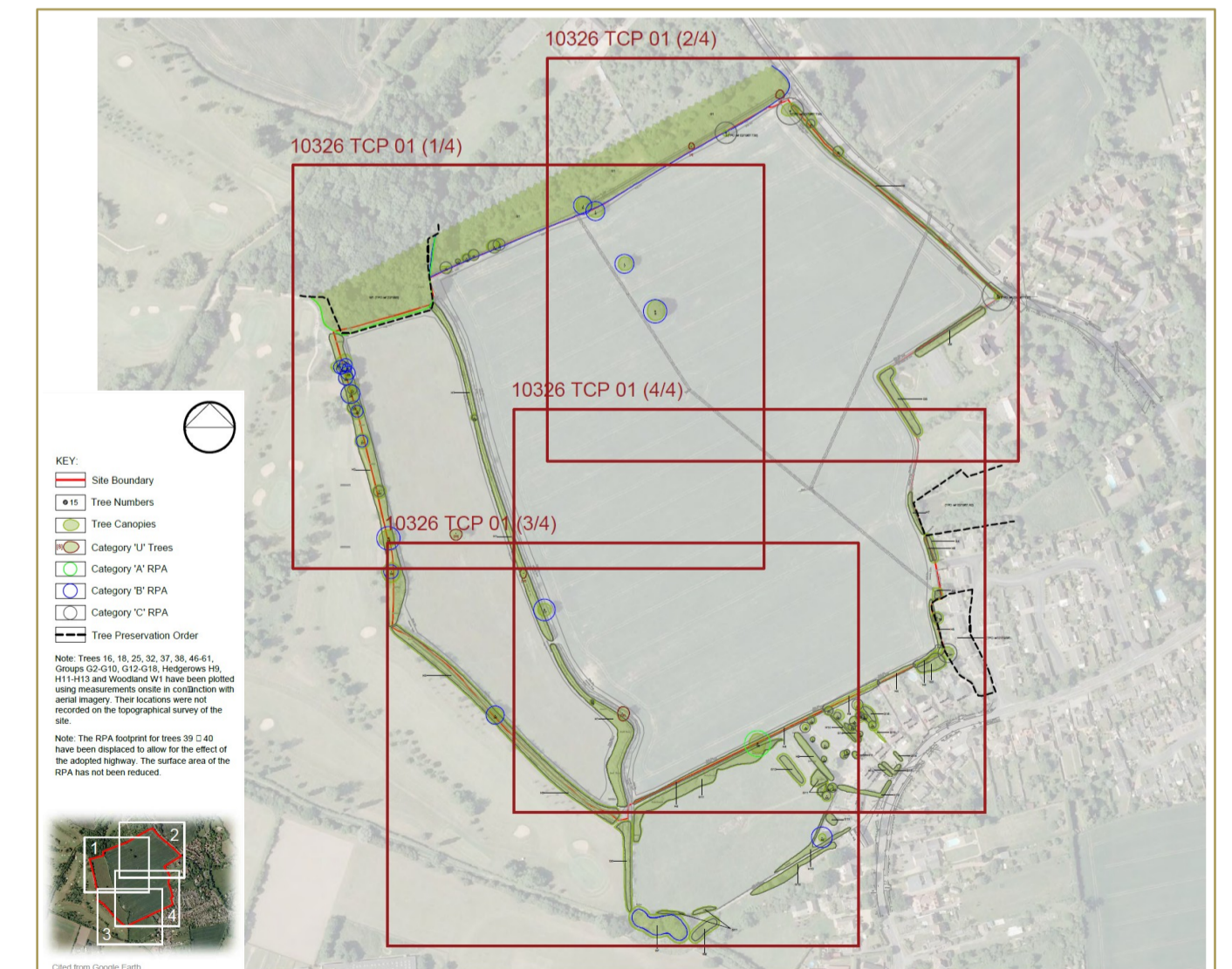
Suitable habitats and potential for Great Crested Newt, Badger, Bats and reptiles are present and would need to be taken into account as part of any detailed design.

## ARBORICULTURE

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. Please see the tree constraints plan to the bottom right.

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.

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.



# Site Investigations

## HERITAGE

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). Please see heritage assets to the right.

The heritage assessment focused on any contribution made by the site to the setting of the dispersed group of listed buildings in the village.

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.

## ARCHAEOLOGY

There is one Scheduled Monument, Mowsbury Hillfort (SM1015588), which lies c.500m to the north-west of the site boundary and there are six Grade II Listed Buildings within a 750m radius of the site.

Assessment of the available sources suggests that the site has a limited potential to contain Iron Age, medieval and post-medieval remains, however these are expected to be either limited in extent or relate to previous agricultural use of the land. There is evidence for utilisation of the surrounding area during the Iron Age, for example Mowsbury Hillfort to the north-west and a potential Iron Age or Roman settlement to the north-east, however it is assessed as unlikely that remains linked to either of these will be present on the site. These known settlements lie at a higher elevation than the proposed development site, which occupies lower-lying land between them.

The site lies to the west of the Saxon and medieval settlements of Salph End, and has a low potential to contain remains of corresponding date, such as domestic dwellings. The post-medieval settlement extends to the south of the site, linking the village to the outskirts of Bedford and does not appear to have impacted the development area. There are however linear features on the LIDAR data, which may be remnants of post-medieval agricultural practice.

Cartographic evidence suggests that the site has remained within open farmland during the post-medieval and modern periods and was subject to only minor alterations in the 19th century that altered the pattern of fields slightly.

## ACCESS ARRANGEMENT + CIRCULATION

Two points of access to the site are proposed off Hookhams Lane and Ravensden Road and details of these are shown to the right. 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.

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.

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. There are two railway stations in Bedford town centre – Bedford and Bedford St Johns.



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



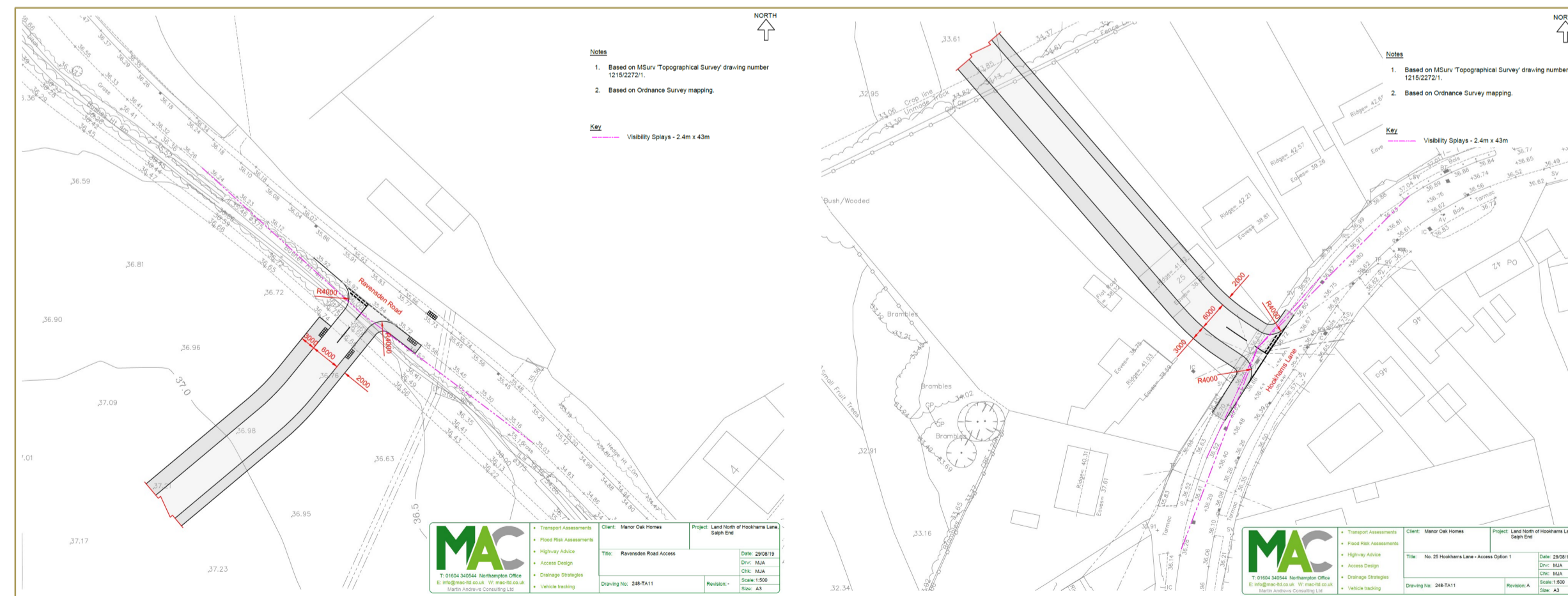
Plate 11: Nos.27-31 and 33-35 Ravensden Road, looking north-west



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

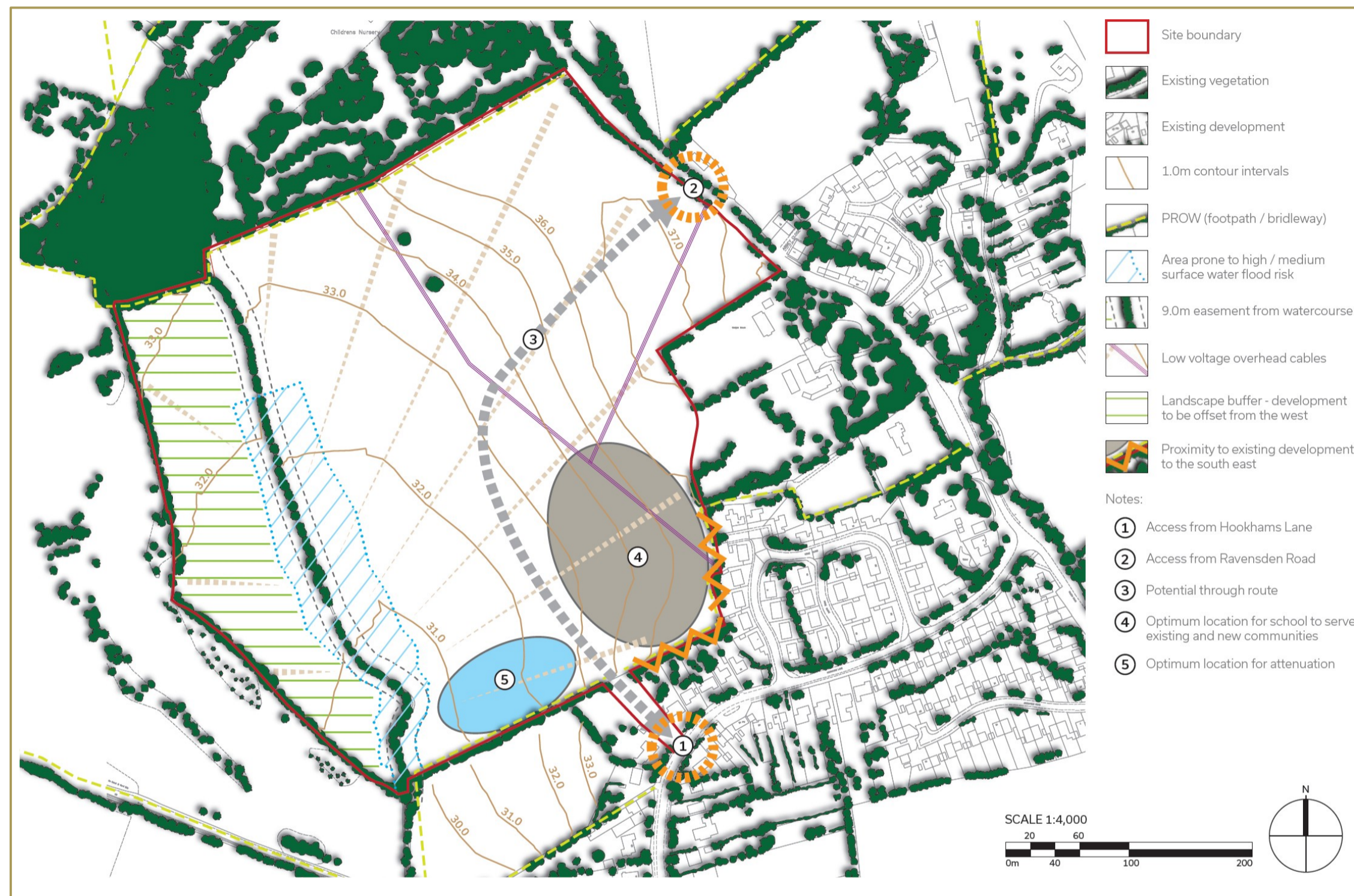


Plate 15: View west through entrance gates to Abbey Farmhouse



# Land North of Hookhams Lane, Salph End, Bedford

## CONSTRAINTS AND OPPORTUNITIES PLAN



## CONSTRAINTS AND OPPORTUNITIES PLAN

Manor Oak homes have commissioned their consultant team to undertake extensive site investigation works across a range of disciplines.

The conclusion of these studies is that there are very few physical constraints to development related to the site itself.

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. The sites principal opportunities and constraints are set out below and identified on the adjacent plan.

### Opportunities:

1. Create a sensitively designed new community of up to 400 new homes;
2. Provide a mix of market and affordable dwellings that meet local needs;
3. 30% of the site will be affordable dwellings
4. Include 2.1ha for a primary school up to 2FE;
5. Provide safe access for pedestrians & vehicles from Hookhams Lane & Ravensden Road;
6. Create new pedestrian links and accommodate existing PROWs;
7. Provide new Public Open Space including formal play provision & children's play area;
8. Provide informal POS incorporating junior sports pitches alongside the existing watercourse

### Constraints:

8. Existing Public Rights Of Way's;
9. Surface water flood risk – only where this is high to medium;
10. Existing watercourse
11. Overhead electricity cables
12. Adjacent development;
13. Listed buildings – in terms of architectural character, not setting; and
14. Existing trees and hedgerows.

## PHOTOGRAPHIC RECORD OF EXISTING CHARACTER



Brickfield Road



Home Close



Hookhams Lane



Hookhams Lane

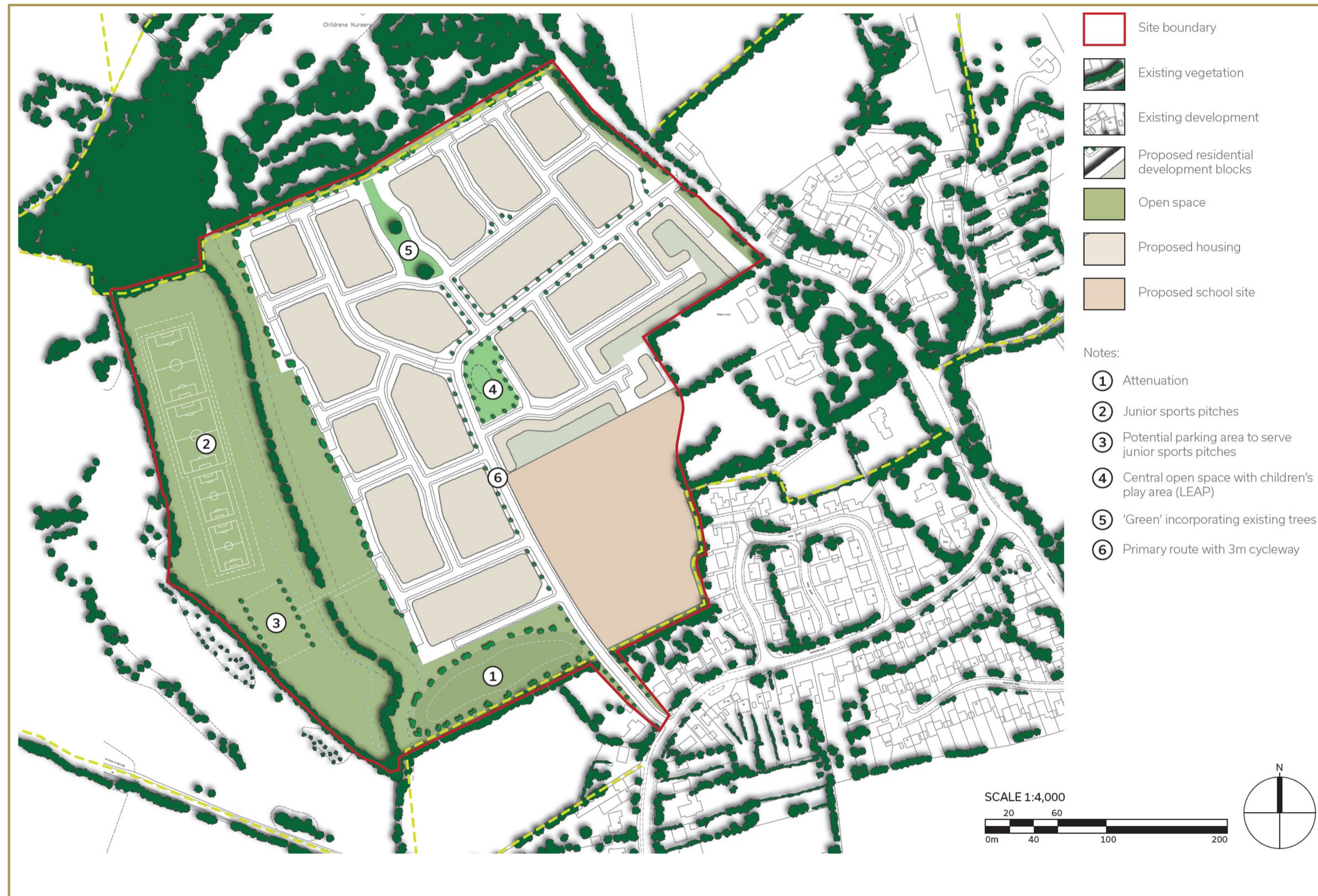


Hookhams Lane



Hookhams Lane

# Illustrative Masterplan



## LAYOUT

Layout is a reserved matter although 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 illustrative masterplan and described below.

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.

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.

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.

ILLUSTRATIVE MASTERPLAN