

An aerial photograph of a rural landscape, showing a network of roads, fields, and trees. The image is rendered in grayscale and has a slightly blurred, artistic quality. It occupies the upper two-thirds of the page, with a white diagonal cutout in the top right corner.

# 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

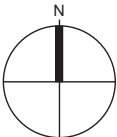
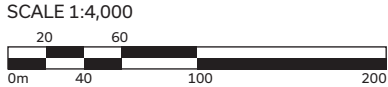


Viewpoint 3

FIGURE 3: SITE SURVEY / AERIAL PHOTOGRAPH



Vx Photograph Location (see adjacent)



## 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

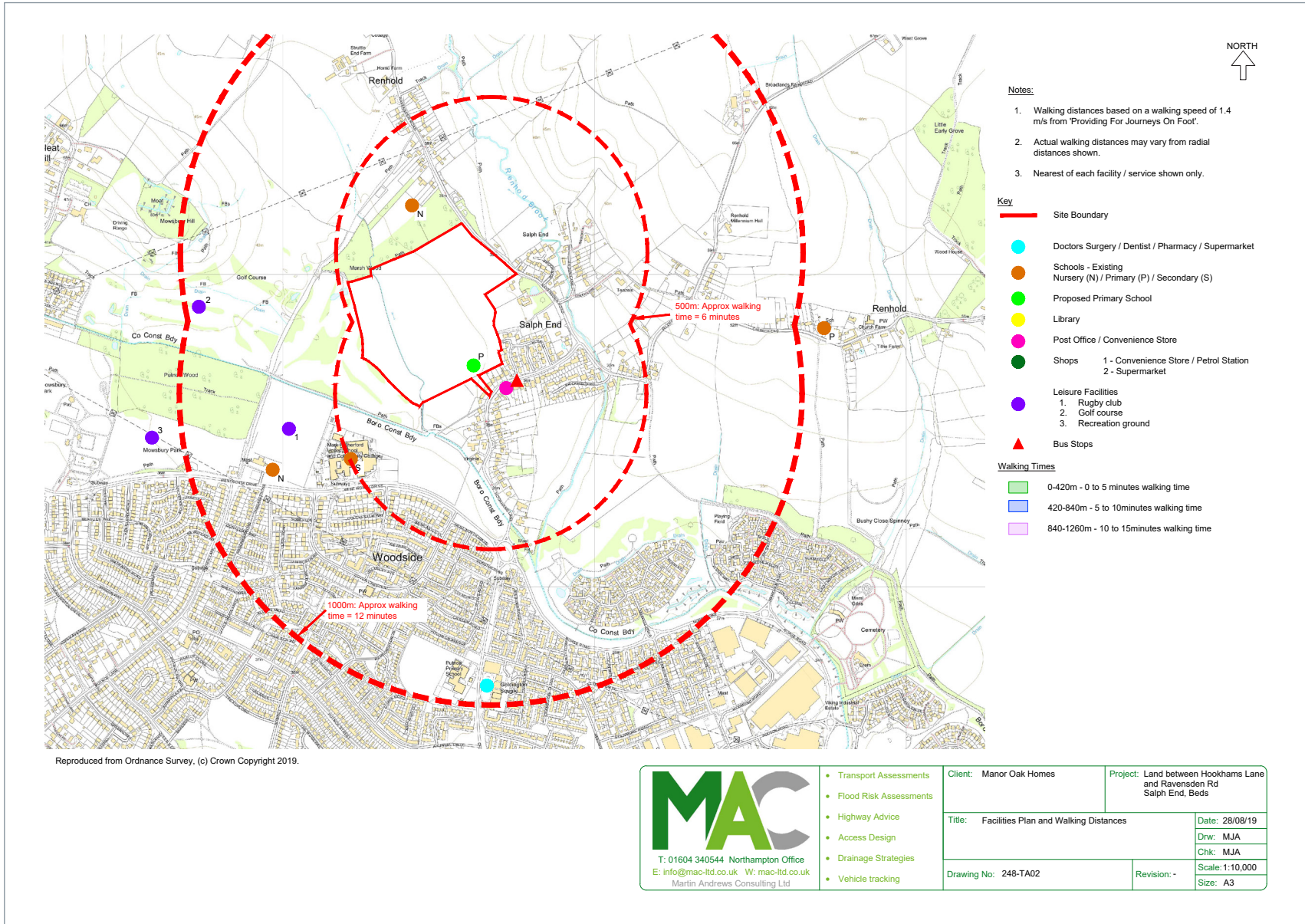
- 2.8.1 The primary roads bordering the site are Hookhams Lane and Ravensden Road. Hookhams Lane provides connections to Bedford Town Centre and the A4280. Ravensden Road provides connections to the A421.
- 2.8.2 Many of the surrounding roads have footways. The site has two Public Rights of Way (PROW) 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



## FIGURE 5: PLATES FROM HERITAGE ASSESSMENT

### 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



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

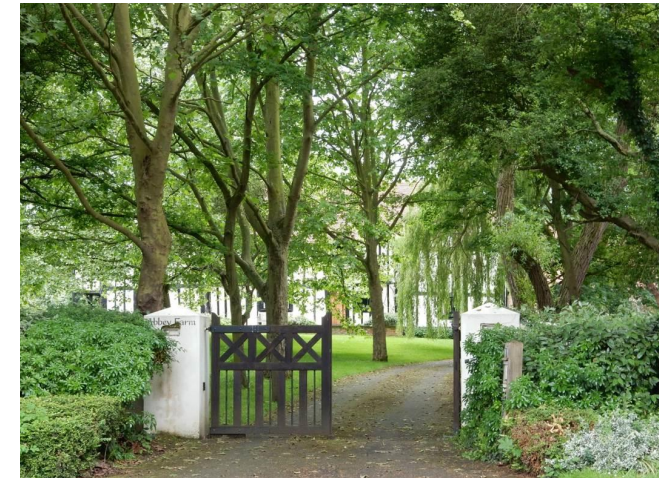


Plate 15: View west through entrance gates to Abbey Farmhouse

## 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.

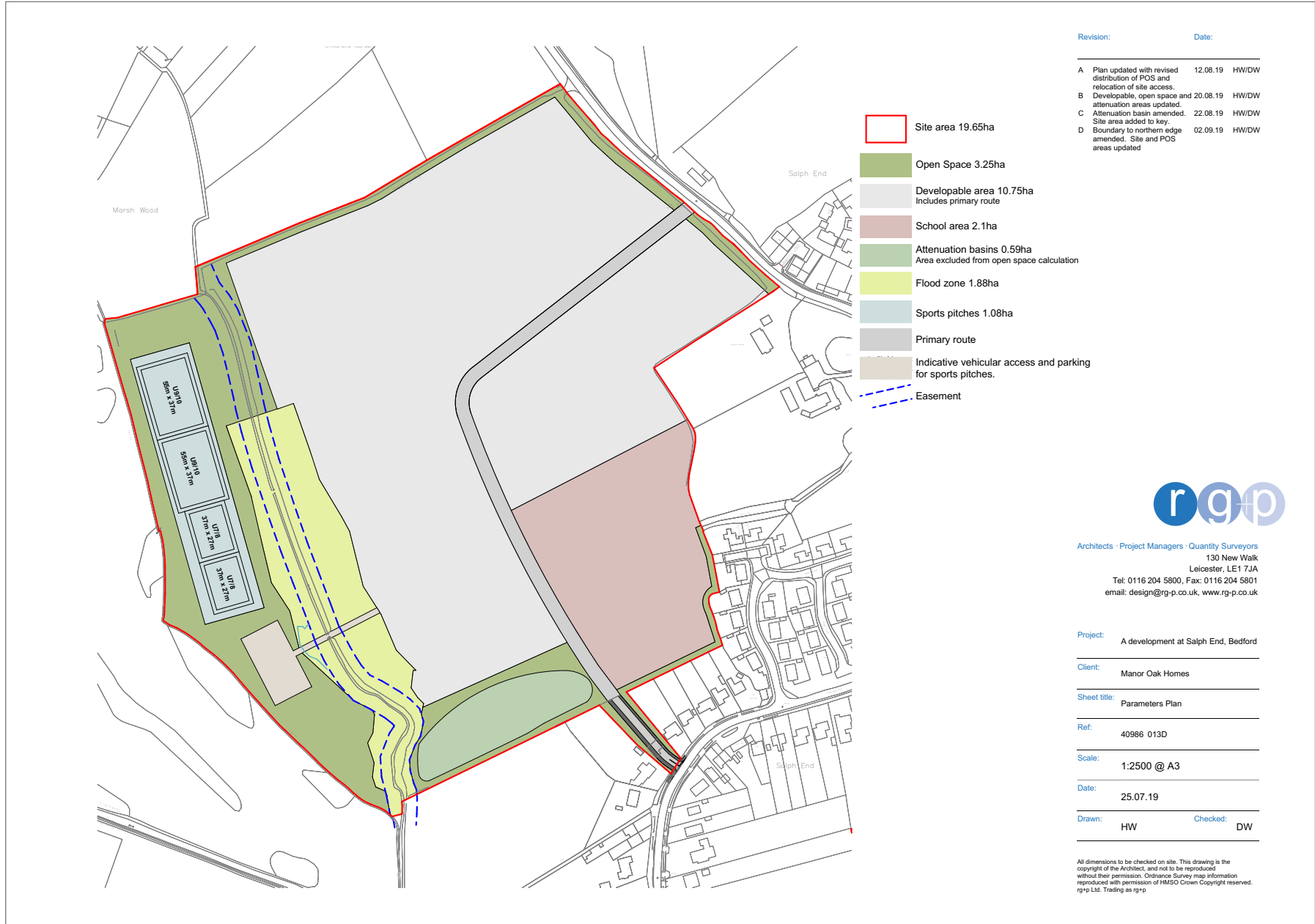
**TABLE 1: DEVELOPMENT SCHEDULE**

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.

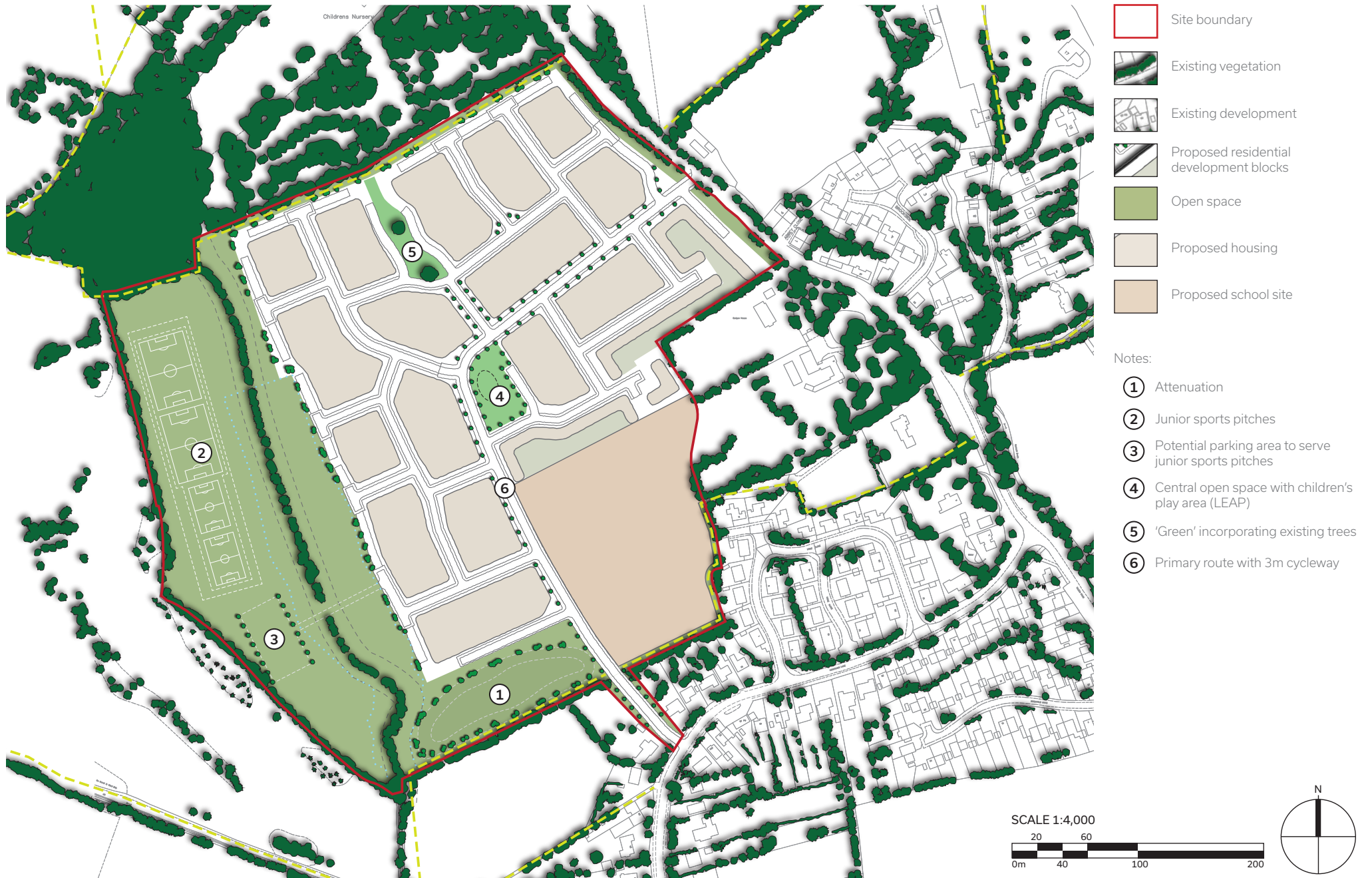
4.6.3 The layout as currently shown could provide outdoor sports pitches on site as required (based on the threshold of 250 dwellings for on site provision) and 4 junior pitches have been shown on the parameters plan with associated vehicle access / parking.

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

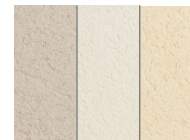
### PRIMARY BUILDING MATERIALS



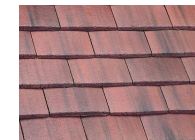
'Red' brick  
(orange / red)



'Yellow' brick  
(stock / multi)



Cement Render  
(various shades)



Plain 'clay' tiles  
(red / orange)

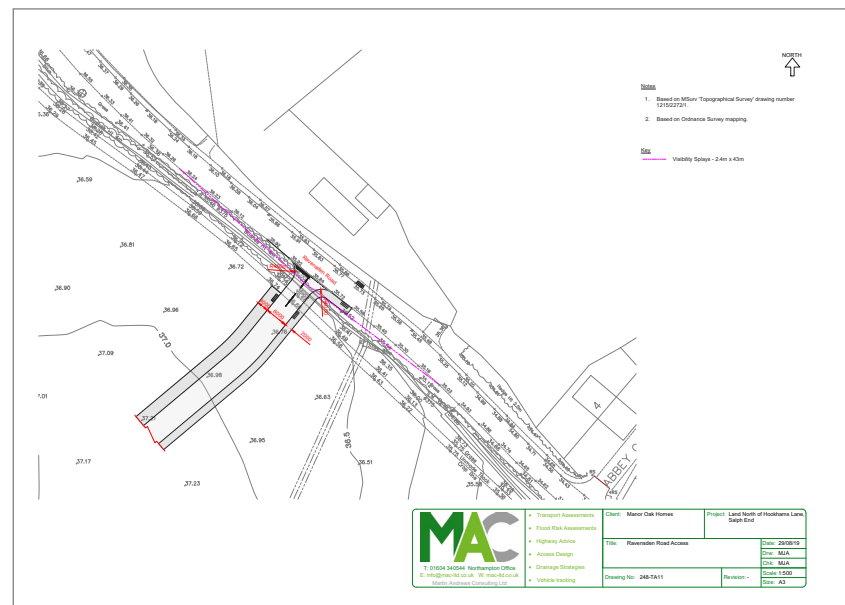
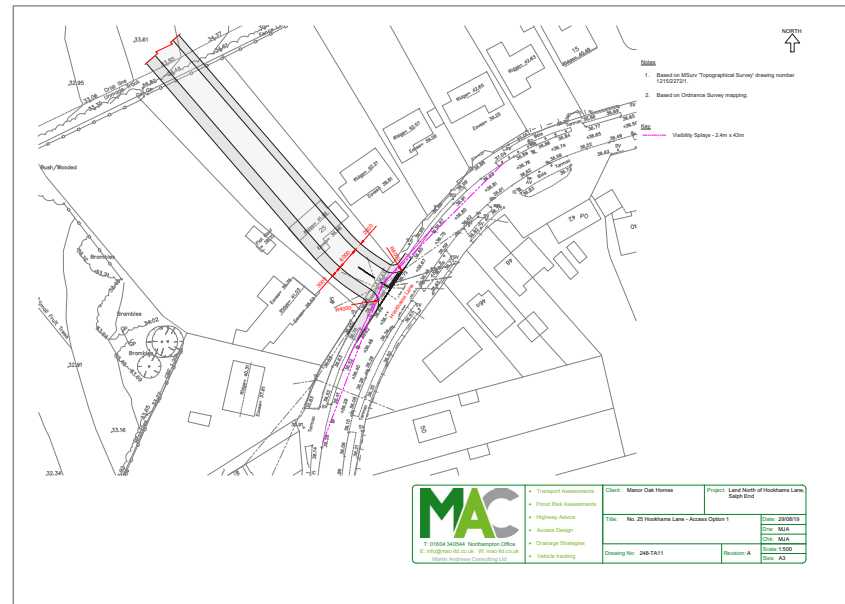


Plain 'clay' tiles  
(grey)

## 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