

Land off Cedar Drive, Bourne

Design and Access Statement

Land off Cedar Drive, Bourne

Introduction

Introduction

This document has been prepared by RDC Ltd on behalf of Hazelton Homes Group in support of their Outline Planning Application relating to Land off of Cedar Drive, Bourne, Lincolnshire

This Statement has been produced in accordance with Article 4 of Statutory Instrument 2013/1238, which sets out the legal requirements for Design and Access Statements, which requires the explanation of the following:

The design principles and concepts that have been applied to the development:

- How issues relating to access to the development have been dealt with.
- The design principles and concepts that have been applied to the development;
- Demonstration of the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explanation of the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- Statement of 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 consultation; and
- Explanation of how any specific issues which might affect access to the development have been addressed.

It should be read with the accompanying documents

Proposal

The proposal is for Outline Planning Consent for the 45no market and affordable dwellings with associated access, car parking and landscaping.

The site is located off of Cedar Drive, Bourne, on the north western edge of the town.

The site is currently vacant land and it extends to 6.8 hectares.

The scheme offers a spread of family accommodation from 1 bedroom to 5 bedroom dwellings and will be for market and affordable housing.

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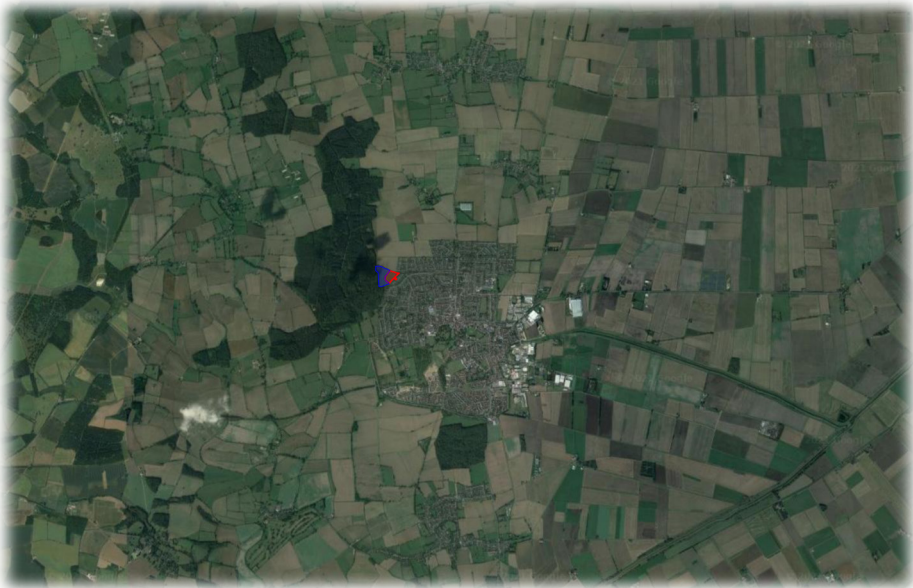
Assessment

Physical

Bourne is a small town in the district of South Kesteven and is located 26km south of Sleaford, 35km east of Melton Mowbray, 24km north of Peterborough, 15km north east of Stamford and 15km west of Spalding.

Bourne is well served by transport connections being positioned just off of the A15. This provides good access north and south to Lincoln and Peterborough and beyond.

The town is well located to enable a range of employment opportunities to be reached in Spalding, Peterborough, Stamford and Grantham.



There is a Main line railway station in Peterborough which runs to London, Kings Cross to the south and York and beyond to the north. Destinations such as Cambridge and Leicester can also be reached by rail via Peterborough.

The site itself is located in a 1960s-70's expansion area to the north west of the old town centre. It abuts existing housing to the south east on Cedar Drive.

To the north are open agricultural fields and along the northern boundary is an existing watercourse and footpath. The footpath provides a connection to Beech Avenue.

To the south is existing housing on Beech Avenue and along the southern boundary is a further watercourse and footpath that provides a connection further along in Beech Avenue.

To the west is Bourne Wood, an Ancient Woodland and Local Wildlife site.

Access to the site is taken from Cedar Drive between two existing bungalows.

Land off Cedar Drive, Bourne

Assessment

Social

The introduction of new homes that would attract families will assist in providing a longer-term benefit for the community and Bourne in general.

It is envisaged that 30% of the dwellings will be provided for Affordable Housing with a mix of properties for Affordable Rent and Shared Ownership, to be provided by a Registered Social Landlord.

The Affordable Housing will offer the opportunity for prospective tenants on the Council's waiting list to be housed in new up to date, modern dwellings and will bring the opportunity for people to take their first steps on the housing ladder through shared ownership.

Economic

The construction phase of the development will provide employment opportunities for local tradesmen and suppliers and there will be a knock-on effect to the local economy from the investment being made and new residents coming to live in the area.

The site will also deliver additional New Homes Bonus for the local authority. It is also estimated that additional council tax would be generated to assist the delivery of local services.

The value of construction activity generated by this site would benefit local companies and their workers, and local material suppliers, in addition to sustaining construction jobs on site for a period of approximately 24 months.

The additional homes will provide increased custom for the Bourne in general during the construction phase and following the completion of the development.

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Evaluation

Ecology

An Extended Phase 1 Habitat Survey was carried out in August 2020 and concluded that the site is of low ecological value.

The Appraisal found that the site comprised of intensively managed high quality improved grassland with limited biodiversity. The area of the site where development is proposed does not contain any valuable ecological features.

No protected species were found on the site although there is a likelihood of bats foraging along the field boundaries. There was also found to be a likelihood of Badgers and Hedgehogs being present in and around Bourne Wood.

Recommendations for enhancement of biodiversity are listed below.

Landscape planting should be incorporated into any development which strengthens canopy cover across this area, in particular along the western and southern boundaries of the area surveyed. Any new tree and shrub planting should utilise native species to promote diversity.

- If a swale or wetland could be created to support surface water drainage in this location this should be positioned where it will be accessible from one or both drainage channels along the boundaries of the field and sympathetically landscaped with native species to create a wetland / scrub habitat.
- Bat boxes and bird boxes should be erected at suitable positions affixed to new houses in suitable positions close to the southern and western boundary areas of the site.
- Refugia suitable for hedgehogs and reptiles should be constructed in suitable positions in landscaped areas where these will be accessible to these species, particularly the northern and southern boundaries.

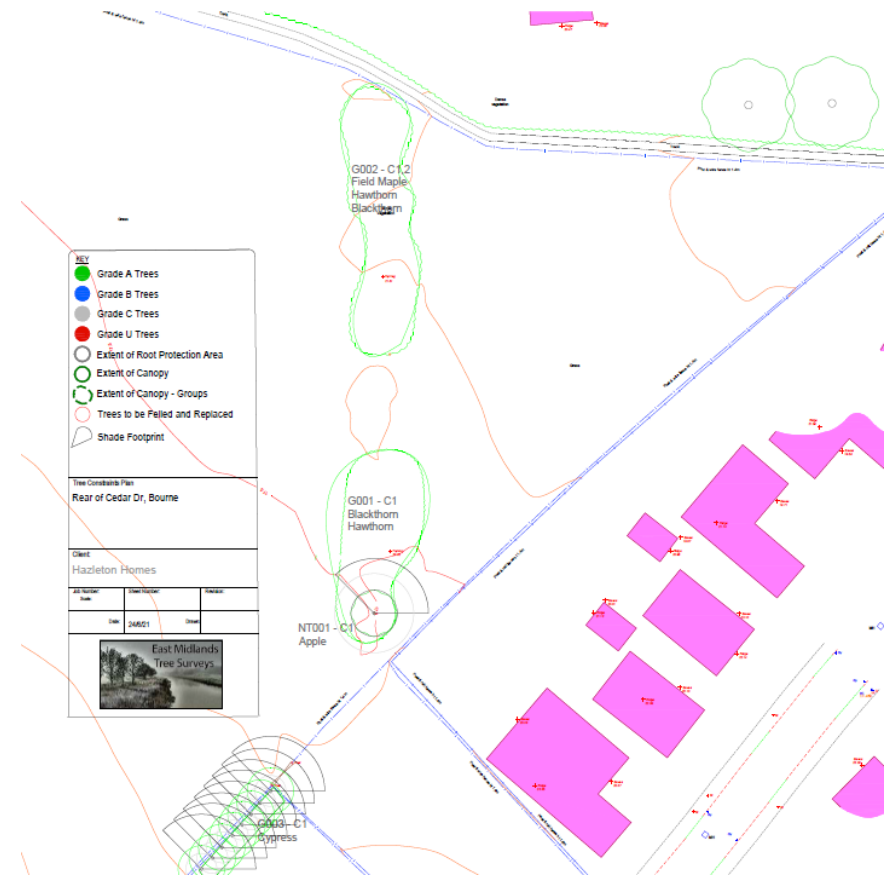
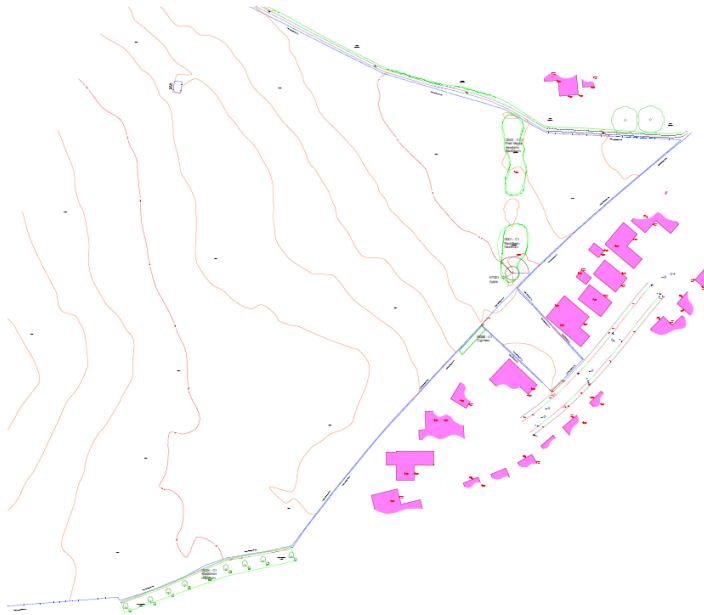
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Evaluation

Arboricultural Impact

A Tree Constraints Report was carried out in June 2021. This confirmed that no Tree Preservation Orders exist on site. The Assessment recommended that the old field hedge formed from G001, G002 and G004 is retained and it also confirmed that no trees need be removed for arboricultural reasons.

The report recommended that further tree planting is considered in any new proposals.



Land off Cedar Drive, Bourne

Evaluation

Flood Risk

A Flood Risk Assessment was carried out by Farrow Walsh. The site was found to be wholly located within Flood Zone 1.

Surface water will drain to the watercourse that runs along the northern boundary via a detention basin in the north eastern corner of the site.

Foul water will be taken to the sewers in Cedar Drive.

Geo Technical

A Phase 1 Desktop Study was carried out in June 2021. This concluded that the site poses a low risk to end users.

Archaeology

An Archaeological Desk Based Assessment was carried out in 2021. It confirmed the presence of a Blind Well within the field area of the site but no other known features.

Locally there are have been Roman archaeological finds within 1km of the site.

The report concluded that there is low to moderate potential for prehistoric remains and moderate potential for Roman remains. There is low potential for medieval and post-medieval remains.

Access

Access to the site is taken from Cedar Drive via a new access between numbers 21 & 23.

Land off Cedar Drive, Bourne

Evaluation

Neighbourhood Character Assessment

Bourne has an old core, dating back many centuries. Between the 1950's and 2000's the town was extended out in all directions from the old centre, such that the town is now many times larger than the original small centre.

The old centre of the town is centred on the intersection of North Street/South Street with West Street and Abbey Road, around the Town Hall. Most of the buildings in this area are Georgian or Victorian.

To the west of the centre is a large area of local authority housing that was built post war, most likely the 1950's (i.e. Ancaster Road, Recreation Road, George Street). To the north of this a further large area of local authority housing (Queens Road, Kingsway)

Mill Drove is located north of this and runs east of North Road. Mill Drove features large detached houses from the 1930s – 1950s in a wide avenue.

North of Mill Drove is Stephenson Way, a large development of 1970's low density housing.

To the east of North Street is a large area of low density 1970's housing next to which the application site is located (Beech Avenue, Cedar Drive)

Just south of the centre of Bourne is an area of green space on either side of South Street. Within this is St Peter's Park, St Peter and Paul Church, Bourne Cricket Club and Football Club, an outdoor swimming pool and Bowls Club.

Austerby runs to the east off of South Road and this contains dwellings from Victorian to the present day.

Bourne Grammar School is located on South Road

A further large area of 1970/80's development is located to the south of Austerby (Drummond Road and Heathcote Road)

On the southern boundary of the town is a large housing development dating from the 2000's bounded on the southern side by Raymond Mays Way.

The most common materials are red brick and slate on the Victorian cottages, stone and thatch or slate on the early cottages, stone and slate on the workers cottages

The modern dwellings from the 1960's & 70's are mainly in light brown/buff brick with brown profiled concrete tiles

Land off Cedar Drive, Bourne

Evaluation

Traditional Housing pre 20th Century



Eastgate
Mainly Georgian. Red brick, profile tile roof, sash windows, clipped eaves. Flat front.



South Street
Mainly Georgian. Red brick, plain tile roof, stone quoins, timber sash windows
Brick corbelled eaves, flat brick arches, stone cills, Flat front.

Traditional Housing pre 20th Century



North Road
Victorian. Red brick, buff brick, red feature brick bands, brick soldiers over windows, slate roof, sash windows, square bays, clipped eaves.



Ancaster Road
1950's
Red brick, red plain tile roof, boxed eaves, casement windows



Bourne Centre. Mainly Georgian and Victorian buildings



Bourne Centre. Mainly Georgian and Victorian buildings

Traditional Housing Early 20th Century

20th Century Bourne



Mill Drove - 1920's/30's
Hipped roofs with overhanging eaves. Red brick, brown plain tiles, casement windows, curved bays, square bays, pebble dash, render



Cedar Drive
Red/brown/buff bricks, grey/brown profile roof tiles, boxed eaves, casement windows, bays, porches

Land off Cedar Drive, Bourne

Evaluation



Eastgate
Mainly Georgian. Red brick, profile tile roof, sash windows, clipped eaves. Flat front.

20th century development has taken place outside of the historic core of Bourne since the 1950's. Much of this is typical 1950's and 1970's housing as can be seen in much of the country. There is very little in the way of local distinctiveness and this type of development can be seen on Cedar Drive and the surrounding streets, for example. It is mostly 2 storey housing, however there are also a number of bungalows.

The materials are brown/buff/red bricks with elevations occasionally being broken up with porches, bays and garages. The windows have now all been replaced with white Upvc frames. Roof materials are grey or brown profiled concrete tiles.

Land off Cedar Drive, Bourne

Evaluation

Opportunities and Constraints

The site has been assessed in terms of its opportunities and constraints. These have been identified and have been used to inform the layout.

Opportunities

- To make better use of a vacant site
- To provide housing to contribute towards the 5-year land supply for South Kesteven Council.
- To deliver 14no Affordable dwellings
- To provide local jobs through the construction phase.
- To increase the biodiversity of the site.
- To provide contributions for the improvement of local schools and public transport improvements subject to viability and a local need being demonstrated.
- To provide New Homes Bonus and additional council tax to assist the future delivery of local services.
- To provide a footpath connection to the existing footpath along the northern boundary

Constraints

- Fixed access position from Cedar Drive.
- Retention of existing field hedge formed by G001, G002 and G004
- Limited drainage options with a detention basin being the preferred option.
- Existing bungalows along south eastern boundary

Opportunities and Constraints Plan



Land off Cedar Drive, Bourne

Design

Use

The development will provide market and affordable residential dwellings.

Amount

The overall site area is 6.8 ha (16.8 acres). The area formed by the curtilage of the residential development is 1.9 ha (4.69 acres)

The Planning Layout shows the arrangement of the 45no proposed dwellings can be accommodated on site.

This equates to a net density of 23.6 dwellings per hectare.

The housing mix will provide a range of dwelling sizes from 1 bedroom to 5. The types of dwelling are a mixture of 2 storey houses, maisonettes and bungalows.

Accommodation Schedule

Site: Cedar Drive, Bourne							
Type	Description	Size m2	Size ft2	Car Storage	No.	Total m2	Total ft2
	Private						
67	2 Bed Bungalow	67	720	2 Parking Spaces	2	134	1440
75	3 Bed Bungalow	75	807	2 Parking Spaces	2	150	1614
87	3 Bed	87	936	2 Parking Spaces	4	348	3744
96S	3 Bed	96	1033	2 Parking Spaces	3	288	3099
120	4 Bed	120	1291	3 Spaces + Garage	2	240	2582
130	4 Bed	130	1400	3 Spaces + Garage	5	650	7000
142	4 Bed	142	1527	3 Spaces + Garage	2	284	3054
165	4 Bed	165	1775	2 Spaces + Double Garage	4	660	7100
183	4 Bed	183	1969	2 Spaces + Double Garage	2	366	3938
204	5 Bed	204	2195	2 Spaces + Double Garage	2	408	4390
210	5 Bed	210	2259	2 Spaces + Double Garage	3	630	6777
				Totals	31	4158	44738
	Affordable						
MAIS GF	1 Bed 2 Person	51	548	1 Parking Space	1	51	548
MAIS FF	1 Bed 2 Person	60	645	1 Parking Space	1	60	645
60	2 Bed 3 Person	60	645	2 Parking Spaces	2	120	1290
2B4P	2 Bed 4 Person	72	774	2 Parking Spaces	6	432	4644
3B5P	3 Bed 5 Person	93	1000	2 Parking Spaces	4	372	4000
				Totals	14	1035	11127
				Totals	45	5193	55865
	Net Site Area		4.3				
	Coverage		12992				

Design Principles Plan



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Layout

Design Principles

The site application area comprises of a large field area that encompasses the space between the rear boundaries of the dwellings along Cedar Drive and the edge of Bourne Wood. The residential element of the scheme is located in the eastern quarter of the application site to appear as a logical infill to the rear of Cedar Drive. The remainder of the field will undergo new planting measures to increase the site's biodiversity.

The landscape Strategy Plan shows a 10m belt of meadow planting that extends around the site's boundary with the field. There is also a 10m belt of additional tree planting proposed alongside Bourne Wood.

The indicative Masterplan shows a range of housetypes from 1 to 5 bedrooms. Dwellings arranged along the south western boundary are shown backing onto the field. These will have a post and rail fence that will create an informal low key boundary with the field. This will be complimented with the 10m belt of meadow planting that will extend around the field boundary.

The main access road into the site continues from its junction with Cedar Drive and this serves three separate courts. The first court is formed by plots 13-23 and 35 – 45. Within this court are 6no bungalows that back onto the south eastern boundary where there are existing bungalows on Cedar Drive. Along this boundary is an existing field hedge that will be retained. Plots 19 – 24 back onto the field.

The second court is formed by plots 25 – 34. Plots 25 – 28 back onto the field and these are set within large plots to reduce the impact upon the field with gardens rather than driveways forming a soft development edge with the field.

The third court is formed by plots 1 – 5. These plots face the retained hedgerow with some plots facing out onto the northern boundary, providing surveillance over the existing footpath. These dwellings are set back from the northern boundary to give breathing space and to allow for a maintenance easement that enables access to the watercourse, should this be required by the Environment Agency.

Along the access road dwellings are positioned on either side, with generous front gardens. At the end of the access road the dwellings are turned to face out onto the field.

A Balancing Pond is located at the low part of the site in the north eastern corner. This conveniently fits in the space left behind the retained hedgerow and offers a potential wildlife habitat.



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Layout

Scale

Dwellings are 2 storey with 6no bungalows proposed where the site backs onto existing bungalows.

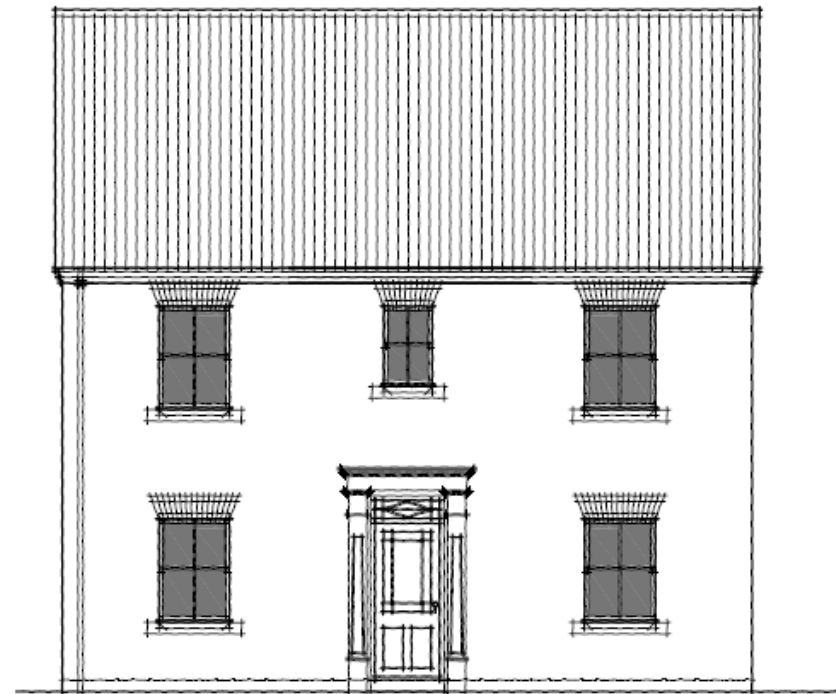
The layout shows a mixture of detached, semi detached and short terraces of housing with on plot parking.

Appearance

Although the appearance of the dwellings will be a Reserved Matter we have prepared details of how the dwellings could appear.

From the Neighbourhood Character Assessment it can be seen that Bourne has a diverse range of architectural styles to draw from. For a modern housing development a traditional style as follows would be appropriate and would fit with the surrounding dwellings and would respect details found in Bourne:

- Red brick/Buff brick
- Grey profile or flat roof tiles,
- Clipped eaves
- Casement windows
- Flat or pitched door canopies
- Door surrounds
- Flat brick arches
- Stone cills



Land off Cedar Drive, Bourne

Design

Landscaping

Overall the site will provide an increase in biodiversity over the vacant site.

Trees and field hedges will generally be retained

The landscape value of the site will be improved by the provision of the meadow planting and additional 10m belt of additional tree planting alongside the woodland.

Front gardens will all feature native planting.

Drainage

Foul water drainage will be taken to the existing drainage network in Cedar Drive.

Surface Water drainage will be taken to a detention basin in the north eastern corner of the site before discharging, at greenfield run off rates, to the watercourse that runs along the northern boundary.

Parking

All of the dwellings will be provided with adequate off street parking.

2 Bed dwellings - 2 spaces

3 Bed dwellings – 2 spaces

4 Bed dwellings – 3 spaces minimum

Refuse/Recycling/Servicing

The scheme design caters for the types of vehicle that will need to use and access the site such as refuse collection vehicles and delivery vehicles. Swept path analysis has been submitted.

Space will be available within garden areas for the storage of wheelie bins. This will be on slabbed areas at convenient locations located within garden areas.

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Conclusion

Conclusion

The site offers an opportunity to create a new development that will provide market and affordable housing for Bourne and which will help the council in providing a 5-year housing land supply.

The layout is based on analysis of the site's Opportunities and Constraints and the contents of the various reports resulting in a layout that responds to the site's immediate surroundings.

The scheme will provide both physical/environmental enhancement and economic benefits for the local community as set out above.