

Land off Cedar Drive, Bourne

Landscape Report

October 2021 – Issue 1

Client: Hazelton Homes



Report Issue 1: 26/10/2021

Status: Draft

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1 INTRODUCTION

- 1.1 This landscape report has been carried out by Golby + Luck Landscape Architects following instruction by Hazelton Homes to consider in landscape terms the development potential of the land to west of Cedar Drive, Bourne (the site) for residential purposes; see **GL1603 01** and **02**.
- 1.2 This report considers the key landscape and visual issues relevant to the site that have been used to guide the masterplan for development and associated landscape masterplan; see **GL1603 10**.
- 1.3 This report includes a series of representative views taken from the public highway, rights of way, and public access land during August 2021 providing a summer scenario with full leaf cover. The winter scenario with limited leaf cover and increased visibility has been taken into account when considering the visual setting of the site.
- 1.4 This report is supported by a series of drawings that illustrate:
- The context and location of the site;
 - The distribution and type of local designations;
 - The landform of the site and local setting; and
 - Local landscape character areas as identified in published assessments;
- 1.5 The following information has been considered in the preparation of this summary report:
- National Planning Policy Framework 2021 (the NPPF);
 - South Kesteven District Council Local Plan 2011 - 2036 (the Local Plan);
 - Natural England – National Character Area Profile 75 – Kesteven Uplands (NCA 75);
 - South Kesteven Landscape Character Assessment January 2007 (the SKLCA);
 - DEFRA Magic online environmental database;
 - Historic England – The National Heritage List for England
 - Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000; and
 - Google Earth aerial photography.



2 SITE CONTEXT AND LOCATION

- 2.1 The site comprises part of a single broadly triangular shaped field maintained as improved grassland for hay extending to approximately xx hectares, of which the site extends to approximately xx hectares.
- 2.2 The site is bound to the south and south-east by the modern residential setting of Bourne. To the north the site is bound by a native hedgerow with tree cover and ditch course. To the west the site is undefined extending approximately halfway across the wider field that is bound to the west by Bourne Wood.
- 2.3 The site includes a small rectangular spur of the land extending from the south-east boundary between No.s 21 and 23 Cedar Drive that provides access to the agricultural holding.
- 2.4 Beyond the existing land use, features within the site are limited to a small section of hedgerow with tree cover and open ditch that extends south from the northern boundary to create a small triangular sub-section of land at the north-east corner of the site. To the west of the site there is a Blind Well (Chalybeate or ferruginous waters) defined by a small area of timber fencing. This is not a designated feature, but the mineral properties of such wells, or springs, were once considered to have healing properties.
- 2.5 In terms of settlement, the site shares an immediate relationship with the modern residential western settlement edge of Bourne. Bourne is a market town in Lincolnshire located approximately 24km to the south-east of Grantham, 22km to the north of Peterborough, and 16km to the west of Spalding. Local settlements include Cawthorpe, Morton, Hanthorpe and Dyke to the north; Guthram Grout and Tongue End to the east; Thurlby to the south; Toff and Lound to the south-west; and Scottlethorpe and Edenham to the west.
- 2.6 The historic core of the settlement is centred on the junction of West Street, North Street, Abbey Road, and South Street. To the west of South Street are the earthwork remains of Bourne Castle and St Peter's Pool that are a designated Scheduled Ancient Monument (SAM) associated with Wellhead Park. To the east of South Street is the Grade I listed Parish Church of St Peter and St Paul. The historic core of the settlement is broadly defined by the designated Bourne Conservation Area; see **GL1603 02**.
- 2.7 Eastgate once sat beyond the main body of the settlement to the east of the Great Northern Railway straddling Bourne Eau with the railway station to the south of the settlement at Red Hall.



- 2.8 The modern settlement has emerged through the 1960's to the present day following a field-by-field approach to development that is mapped by the strong geometric pattern of new housing sites. To the south the settlement has continued to expand towards Raymond Mays Way that provides a south-west bypass between West Road and Bourne Road. To the east, the settlement has a strong commercial setting that extends between Spalding Road to the north and Tunnel Bank to the south absorbing the once separate setting of Eastgate.
- 2.9 In terms of land use and vegetation cover, beyond the main settlement much of the wider landscape comprises managed farmland with tracks of woodland and mixed plantation to the west associated with the Kesteven Uplands. There is a transition between the uplands and fens from a more traditional farming pattern in the west to a strong geometric field pattern to the east where fields are defined by the network of drains associated with the low-lying fenlands. The farmed landscape is predominantly arable with fields bound by lowcut native hedgerows with intermittent trees. There is a more defined structure of vegetation associated with the uplands to the west. To the east the fenlands are open with occasional tree belts that provide limited definition.
- 2.10 The site is maintained as grassland for hay with a defined hedgerow boundary to the north with intermittent tree cover, and a mature woodland setting to the west.
- 2.11 In terms of landform and water features, the site falls from approximately 25m above ordnance datum (AOD) at the western boundary, to approximately 17m AOD at the north-east boundary; see **GL1603 03**. To the west the landform rises towards a ridge with a high-point of approximately 60m AOD on a section of the A151 between Pillar Wood and Auster Wood. The limestone ridge frames the low-lying Fens to the east separating them from the wider uplands. To the east, Bourne extends to approximately 5m AOD beyond which the fenland landscape falls to a consistently flay and low-lying level of between 2m and 3m AOD.
- 2.12 In terms of access and recreation, the site is maintained as private farmland bound to the north and south by public rights of way, footpaths BOUR/11/14 and BOUR/9/4 respectively; see **GL1603 02**. To the west of the site Bourne Wood is identified on Ordnance Survey mapping as public access land with an extensive network of track and trials. Beyond the site there is a typical network of public rights of way that provide access between the settlement and surrounding farmland.
- 2.13 In terms of designations, the site is not covered by any landscape designation that would suggest an increased value or sensitivity and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.



- 2.14 The site is remote from the settlement Conservation Area and associated heritage assets, separated from it by intervening modern housing development.



3 LANDSCAPE & VISUAL BASELINE

Landscape Setting

3.1 At a national level the Natural England Character Area Profile study identifies the site as being located within the Kesteven Uplands (NCA 75) close to the boundary with The Fens (NCA 46) to the east. The key characteristics of NCA 75 are identified as:

- *“Medium-scale, undulating mixed farmland landscape gently rising from the Fens in the east to the limestone ridge in the west. Large arable fields predominate on the higher ground of the Kesteven Plateau, with clipped and gappy hedgerows, while heavier land in the river valleys provides good grazing for cattle and sheep. Enclosure is generally by hedgerows and more locally by stone walls.*
- *Rivers Witham, East Glen and West Glen dissect the area, their valleys containing species-rich meadows, grazing marsh and woodlands.*
- *Underlying limestone supports shallow, well-drained calcareous loams, with areas of less permeable clayey soils developed on glacial till. Limestone quarries are scattered across the area, many of which are disused, and these and roadside verges support important wildlife including rare moths, butterflies such as marbled white and dingy skipper, common lizard and adder.*
- *Significant areas of woodland including semi-natural and ancient woodland, commercial woodlands and parkland landscapes which, in combination with the topography, frame and contain views.*
- *Nucleated settlement pattern comprising small traditional villages with few isolated farmsteads or houses. Villages are evenly distributed throughout the area with the exception of the line of settlements along the edge of the Fens to the east and larger villages towards Stamford.*
- *Picturesque villages and towns with buildings constructed in the local honeycoloured limestone, with roofs of the local yellowish Collyweston slate in the south and red pantiles in the north. Also present is a concentration of historic country houses with their associated parklands.*
- *An archaeologically rich area containing ancient trackways, Roman settlements, deserted medieval villages and Scheduled Ancient Monuments such as Car Dyke,*



which runs along the western edge of the Fens. Recreation includes restored sand and gravel quarries and long-distance routes and trackways.

- *Major roads and the East Coast Main Line run north–south dissecting the landscape (such as the major viaducts at Great Ponton)."*

3.2 The key characteristics of NCA 46 are identified as:

- *"Expansive, flat, open, low-lying wetland landscape influenced by the Wash estuary, and offering extensive vistas to level horizons and huge skies throughout, provides a sense of rural remoteness and tranquillity.*
- *Jurassic clays are overlain by rich, fertile calcareous and silty soils over the coastal and central fens and by dark, friable fen peat further inland. The soils are important for agriculture, which is hugely significant for the rural economy in the Fens. There are over 4,000 farms in the Fens; enough wheat is grown here annually to produce a quarter of a million loaves of bread and one million tons of potatoes are grown here. In addition to traditional vegetables, exotics such as pak choi are now cultivated. Some 40 per cent of England's bulbs and flowers are also produced in the Fens.*
- *The Wash is the largest estuarine system in Britain, supporting internationally important intertidal and coastal habitats influenced by constant processes of accretion and deposition, forming salt marsh and mudflats and providing habitats for wildfowl, wading birds and other wildlife, including grey seals and approximately 90 per cent of the UK's common seals. It also provides important natural sea defences and plays a key role in climate change regulation. Flood storage areas on the*
The characteristics of the High Leicestershire landscape appear to be less well represented in the local setting of the site. Nene, Cam, Lark and Ouse washes also provide significant biodiversity interest. True fen mainly occurs at remnant conservation sites, such as Baston or Wicken Fen.
- *Overall, woodland cover is sparse, notably a few small woodland blocks, occasional avenues alongside roads, isolated field trees and shelterbelts of poplar, willow and occasionally leylandii hedges around farmsteads, and numerous orchards around Wisbech. Various alders, notably grey alder, are also used in shelterbelts and roadside avenues.*
- *The predominant land use is arable – wheat, root crops, bulbs, vegetables and market gardening made possible by actively draining reclaimed land areas.*



Associated horticultural glasshouses are a significant feature. Beef cattle graze narrow enclosures along the banks of rivers and dykes and on parts of the salt marsh and sea banks.

- *Open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern. The structures create local enclosure and a slightly raised landform, which is mirrored in the road."*

3.3 The site sits at the lower reaches of the limestone ridge framed by woodland and settlement. The characteristics of the site and its local setting are considered to be more typical of the NCA 75.

3.4 At a local level the SKLCA identifies the site as being located in the Fen Margin character Area (FM); see **GL1603 04**.

3.5 The key characteristics of this landscape are identified as:

- *"A transitional area between the wooded Kesteven Uplands and the flat open fens.*
- *Broad east-facing slope, with local variations in topography.*
- *Medium-scale rectilinear fields with some hedgerow trees and a variety of farming uses.*
- *High proportion of settlement along the A15 and B1177 roads provides activity in the landscape"*

3.6 The SKLCA sets out the following description for the FM:

"The character of the Fen Margin arises from it being a transitional area between the Kesteven Uplands to the west and the Fens to the east. The area demonstrates characteristics evident in both these areas, but at the same time is not typical of either of them.

The topography is less varied and the landscape generally less scenic than the true Kesteven Uplands to the west. There is, however, a higher degree of enclosure, with more hedgerow and tree cover than is typical of the Fen. Fields tend to be medium in scale and rectilinear in shape. The high proportion of settlement and the A15 and B1177 roads provides a higher level of activity in the landscape than exists either to the east or west."



3.7 The SKLCA assess the FM as being of medium to low landscape sensitivity to residential development stating:

“Opportunities could exist in certain locations around the edge of existing settlements for limited new development. Large-scale proposals within the rural area are unlikely to be successfully assimilated.”

1.6 The SKLCA set out the following landscape management objectives of the FM:

- *“Careful design and new planting to development on the edges of villages.*
- *Maintain and enhance hedgerow boundaries.*
- *Protect sensitive woodlands.*
- *Consider new woodland planting on the higher ground.*
- *Maintain open views towards the rising land to the west.*
- *Protect and manage ditches and dykes.”*

1.7 The factors set out under Box 5.1 of the GLVIA provide a basis for determining landscape value which have recently been supplemented by Technical Guidance Note 02/21 – Assessing landscape value outside national designations. These factors are considered in relation to the site and its local setting in Table 1 below.

Table 1 – Evaluation of Landscape Value

Contributing Factor	Evaluation	Value
Natural heritage	The site comprises arable farmland that is considered to be of relatively low natural heritage value. The field boundary hedgerows with associated tree cover and open ditches are considered to be of medium value. Bourne Wood is located to the west of the site and designated as Ancient Woodland and a Local Wildlife Site. Bourne Wood is considered to be of medium to high value.	Medium
Cultural heritage	The site does not contain or adjoin any designated cultural heritage assets. Bourne Wood to the west is an Ancient Woodland, and the Blind Well to the west of the site has some historic relevance but this is only identified on Ordnance Survey mapping with little other evidence either on the ground or through designation/policy to suggest it is of any particular value. The site is considered to be of medium to low cultural heritage value.	Medium to Low
Landscape Condition	The site comprises an area of managed farmland with features that are generally well represented in the wider landscape and not	Medium to Low



	considered to be of a condition that would suggest an increased value. The site is subject to intensive agricultural management, and shares an immediate relationship with the modern settlement, weakening the perceived condition of its landscape setting.	
Associations	There are no associations between the site and cultural assets such as works of art and literature, or local celebrations/traditions valued by the wider community. The Blind Well to the west of the site has historic associations with past beliefs of wellbeing and healing, but clearly any such association is now redundant with the well presenting as a small inaccessible enclosure within the field.	Low
Distinctiveness	The site does not have any distinctive features that elevate it from the wider farmland setting of the Fen Margin landscape	Low
Recreational	The site is bound to the north and south by public rights of way connecting the settlement with Bourne Wood which is a valued recreational asset. These rights of way are considered to be of medium value/	Medium
Perceptual (Scenic)	The rural farmland setting of the site combined with the wooded backdrop of Bourne Wood is attractive. However, the modern settlement edge at the eastern boundary of the site impacts on its scenic quality.	Medium to Low
Perceptual (Wilderness and tranquillity)	The site is located at the edge of the main urban area, and whilst the site comprises undeveloped farmland with a wooded backdrop it is not as landscape that poses a strong sense of wildness or high levels of tranquillity.	Medium to Low
Functional	The site does provide a setting function to the edge of Bourne Wood that is designated Ancient Woodland and a LWS. However, the settlement, in sections, already abuts the wood, and there is ample room between the site and woodland to preserve and even enhance its setting.	Medium

3.8 The evaluation set out in Table 1 confirms that the value of the landscape and features associated with the site and its local setting are not greater than medium to low. This finding combined with the susceptibility of this settlement fringe setting to accommodate the proposed change confirms an overall sensitivity of medium to low, a finding that is entirely consistent with the SKLCA.

3.9 The baseline assessment has confirmed that the following landscape constraints are applicable to the site:

- The existing framework of field boundary hedgerows and tree cover with associated open ditch courses;
- The setting of Bourne Wood to the west that is designated Ancient Woodland and a LWS;



- The amenity of the public rights of way at the northern and southern boundaries of the site;
- The amenity of the adjoining properties at the eastern boundary of the site; and
- The Blind Well located in the reaming field to the west of the site.

Visual Setting

- 3.10 The following paragraphs consider a series representative views, see **GL1603 05** to **GL1606 09**. The location of each view is identified on the Site Location plan; see **GL1603 01** and **02**.
- 3.11 View 1 is taken from Cedar Drive at the eastern boundary of the site looking into the site between the existing bungalows that front the highway. From this location there is an open view across the site from the existing agricultural access towards the wooded backdrop of Bourne Wood. From this location development within the site would be openly visible but the opportunity exists to provide a landscaped approach to the development given the width of the access with the potential to secure an attractive entrance to the new housing.
- 3.12 Views 2 and 3 are taken from Cedar Drive approximately 45m and 55m from the site respectively. From each location the foreground setting of the view is defined by the fronting bungalow development with views between and over the properties towards the treed backdrop of Bourne Wood. The properties are generally set back from the highway with landscaped front garden that are often defined by ornamental tree and shrub species that reinforce the suburban context. The development will be visible within the site seen between and across the existing bungalows reinforcing the existing suburban setting of these views. There is the potential to secure garden tree planting within the proposal to soften these views and the interface between the existing and proposed properties.
- 3.13 Views 4, 5 and 6 set out a sequence of views from public footpath BOUR/11/14 to the north of the site between the settlement edge of Bourne Wood. In View 1 the small triangle of land at the north-east corner of the site is visible with the internal hedgerow boundary filtering views across the wider field. To the east the setting of rear gardens and housing at Cedar Drive is visible. To the west the treed setting of Bourne Wood contains the site and wider field. Development within the site will be visible from this location but seen in the context of the existing residential setting. Whilst the development will alter the setting of the views from this section of public right of way its function and amenity will remain unaltered.



- 3.14 Moving along the footpath away from Bourne towards the woodland the development will be visible and will foreshorten views of the settlement. However, this will not materially alter the character of existing views which will remain one of settlement viewed across an open field. The development edge should be treated sensitivity to secure a soft and landscaped transition. Fencing should be low-key and the boundary of the site should be defined using native hedgerows and tree cover, which over time has the potential to mature and secure an improved edge to this part of the settlement.
- 3.15 Moving into Bourne Wood the network of footpaths is set well within the tree cover that restricts open views towards the site and settlement. It is unlikely that the development of the site will materially alter the setting of views from within the woodland.
- 3.16 View 7 is taken from public footpath BOUR/09/4 to the south-west of the site. This view is similar to the views from public footpath BOUR/11/14 to the north from which the site is visible forming part of the open farmland setting that leads up to the modern settlement edge. From this location housing within the site will be openly visible, viewed in the context of the existing settlement. Again, the detailing of the new settlement edge will require careful attention to secure an appropriate landscaped transition. Over time there is the potential to secure a new landscaped boundary to the settlement with the capability of delivering an enhanced edge.
- 3.17 View 8 is taken from Beech Avenue at the junction with public footpath BOUR/09/4 looking north. From this location the intervening setting of modern housing restricts any view of the site. There may be possible views of the new development roofscape, but these will be seen amongst an established residential setting.
- 3.18 View 9 is taken from the junction of Bourne Road and Cawthorpe looking south-west towards the site. This is a long-distance view taking in a broad swath of open farmland over which the northern settlement edge of Bourne and the treed setting of Bourn Wood define the horizon. There may be possible views of new housing within the site from this location, but the development will be seen in the immediate context of the existing settlement, forming a small part of this view that is unlikely to alter its character.
- 3.19 View 10 is taken from byway BOUR/801/1 approximately 1.5km from the site looking south. The character and composition of this view are not dissimilar to View 9 and the effects of development are again likely to be negligible.
- 3.20 In summary, the visual setting of the site is contained, with open views restricted to the immediate setting of the site that extends to the adjoining settlement edge and associate highways, and the public footpaths at the northern and southern boundaries of the site



extending between the settlement to the east and Bourne Wood to the west. Beyond the immediate setting views of the site are screened by intervening settlement and vegetation cover. The baseline assessment has identified the following key visual constraints:

- The amenity of the adjoining properties and views from Cedar Drive; and
- The visual setting of the public footpaths to the north and south of the site.



4 THE LANDSCAPE FRAMEWORK AND LIKELY EFFECTS

- 4.1 The baseline assessment confirms that the site is located within the Fen Margin local landscape character area that is assessed as being of medium to low landscape sensitivity to residential development. The baseline assessment also considered a number of factors relevant to the identification of landscape value that confirms the finding of the SKLCA.
- 4.2 The site does not form part of a landscape designation that would suggest an increased value or sensitivity to change and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes. In landscape terms the baseline assessment identifies the following constraints:
- The immediate framework of existing native boundary hedgerows and tree cover with associated open ditch courses;
 - The wider setting of Bourne Wood that is Ancient Woodland and a Local Wildlife Site; and
 - The protection of the Blind Well located just beyond the site.
- 4.3 In terms of appearance, the site is substantially contained to the immediate setting of the adjoining settlement edge and the public rights of way at the northern and southern boundaries of the site that extend between the settlement and Bourne Wood. Beyond these receptors views of the site and associated development are restricted to occasional glimpsed views from within the adjoining settlement where there is already a well-established residential setting, and distant views to the north where the site and associated development are seen in the immediate context of the settlement and form a small part of a much wider landscape setting.
- 4.4 A landscape masterplan has been prepared as part of this application detailing the measures that have been secured through an iterative masterplanning process; see **GL1603 10**. The landscape framework seeks to secure the following measures:
- To retain, protect, and reinforce the existing framework of boundary hedgerows and tree cover. This has been achieved through the considered masterplanning of the site with development offset from the boundaries to the north and south, and the existing internal tree and hedgerow cover retained as part of the open space network. The proposal seeks to extend native hedgerow planting at the outer boundaries of the site with intermittent tree planting to secure a soft edge to the development and reinforce the structure of the immediate landscape setting.



Where necessary native reinforcement planting will be carried out to the wider boundaries of the field to further enhance the wider landscape setting;

- To secure an appropriate transition between the existing settlement and new housing. The site is accessed from Cedar Drive with new development fronting the highway to secure an attractive gateway. A balancing pond is proposed at the north-east corner of the site providing an offset between the new housing and properties on Cedar Drive. Where development backs onto existing properties recognised amenity design standards will be adhered to and new landscaping measures will be secured to provide a soft transition;
- Public footpath BOUR/11/4 to the north of the site has been retained within a landscaped setting. Where the footpath emerges from the settlement a new greenspace has been created around the balancing pond. Further to the west the new housing fronts the footpath bound by a new native hedgerow and tree planting to create an attractive space and provide active surveillance;
- To the south development has been set back from footpath BOUR/9/4 to tie in with the extent of properties aligning Cedar Drive. This protects the setting of the footpath and retains the treed setting that aligns the footpath as it merges from the settlement;
- The scheme adopts a permitter block pattern that provides space within gardens and frontages to secure new tree planting measures across the development. This in turn will soften the appearance of the development in views from the wider landscape and from within the settlement;
- Gardens face the outer boundary of the site to the west to again provide space for high levels of new tree planting. The garden boundaries will be defined using a 1.2m high timber post and rail fence with a new native hedgerow and trees planted to the outside. This will ensure that the hedgerow and trees provide effective screening to the gardens, and that they are retained and maintained as a separate feature beyond the curtilages of the plots;
- A further 10m wide margin is retained at the boundary of the site that will be seeded and maintained as wildflower grassland as part of the measures to secure a biodiversity net gain;
- To the west at the boundary with Bourne Wood, a 10m wide buffer of terrestrial grassland with native tree planting is proposed to reinforce the setting of the



woodland and provide a transition with the managed farmland. This feature will not only enhance the Ancient Woodland and Local Wildlife Site, but also secure a biodiversity net gain; and

- The development has been setback from the Blind Well to protect its setting within the retained field to the west. There is also the opportunity to provide a form of interpretation either within the open space of the development, or adjacent to the footpath that provides information on the Blind Well and its history.

- 4.5 In terms of likely landscape effects, the development will result in the loss of a small section of an existing field adjoining the settlement edge. This change will result in a material alteration to the open character of the site but will not result in the introduction of a new or discordant landscape element and will be perceived as a relatively minor extension of the existing settlement.
- 4.6 Due to the containment provided by the framework of settlement, woodland, and hedgerow cover, this level of effect will be restricted to a small geographic area, beyond which any perception of the development will be restricted, limiting the any likely effect at a settlement level to minor, and any wider effect to the Fen Margin landscape to negligible.
- 4.7 The development will not result in any direct effect to Bourne Wood, with development set well beyond the Ancient Woodland buffers set out in the most up-to-date standing guidance from Natural England. The proposal has also sought secondary measures to safeguard the setting of the woodland that include the arrangement of the proposed housing with highways and lighting contained within the site to restrict light-spill, and the inclusion of landscape buffer at the boundary of the site and woodland.
- 4.8 In terms of visual effects, the development will materially alter the appearance of the field and will alter the setting of views from the adjoining properties and sections of the public rights of way. This level of effect is common to the majority of residential developments that seek to extend the settlement and will adopt measures to accord with accepted residential amenity standards.
- 4.9 In terms of the wider setting of the public rights of way the development will be visible but seen as an extension to the settlement resulting in a foreshortening of views. This in itself will not later the function or amenity of the footpaths and over time as the proposed landscape measures mature there is no reason why the development cannot secure an attractively landscaped settlement edge.



- 4.10 In terms of the visual setting of the footpaths within Bourne Wood, these are generally set well within the wood where there may be possible glimpsed views of the new housing, but this will not alter the overall character and amenity afforded to these footpaths. Over time, the new planting at the edge of the woodland will help to further screen views of the development.,
- 4.11 Beyond this immediate setting, any wider effects of the proposal to the character of the landscape and settlement are likely to be negligible given the contained setting of the site and its immediate landscape.
- 4.12 The structural landscaping measures for this application will be the subject of a long-term landscape and ecological management plan (LEMP). This will safeguard these features and secure their management to ensure the contained setting to the site and its immediate landscape is retained, and the overall landscape and visual effects of the proposal remain limited.



Figures



Key



Site boundary



Photographic view locations

Promap
LANDMARK INFORMATION
Ordnance Survey
Licence No. 100053702

north

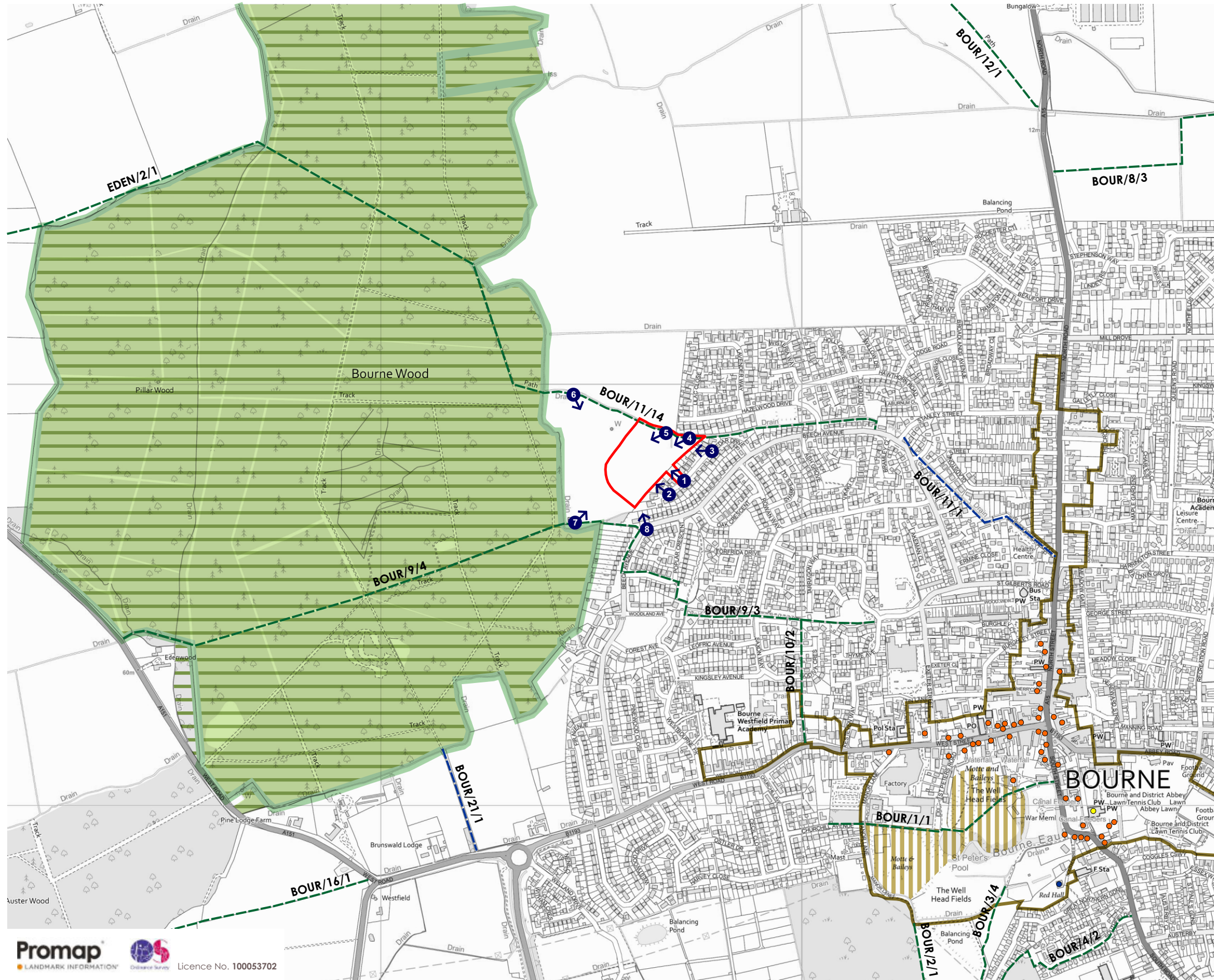
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Number/Figure
GL1603 01
Scale
1:20000@A3
Date
19/10/2021
Checked
SG

Project
Land off Cedar Drive
Bourne
Drawing title
Site Context
Client
Hazelton Homes

golby+luck
landscape architects















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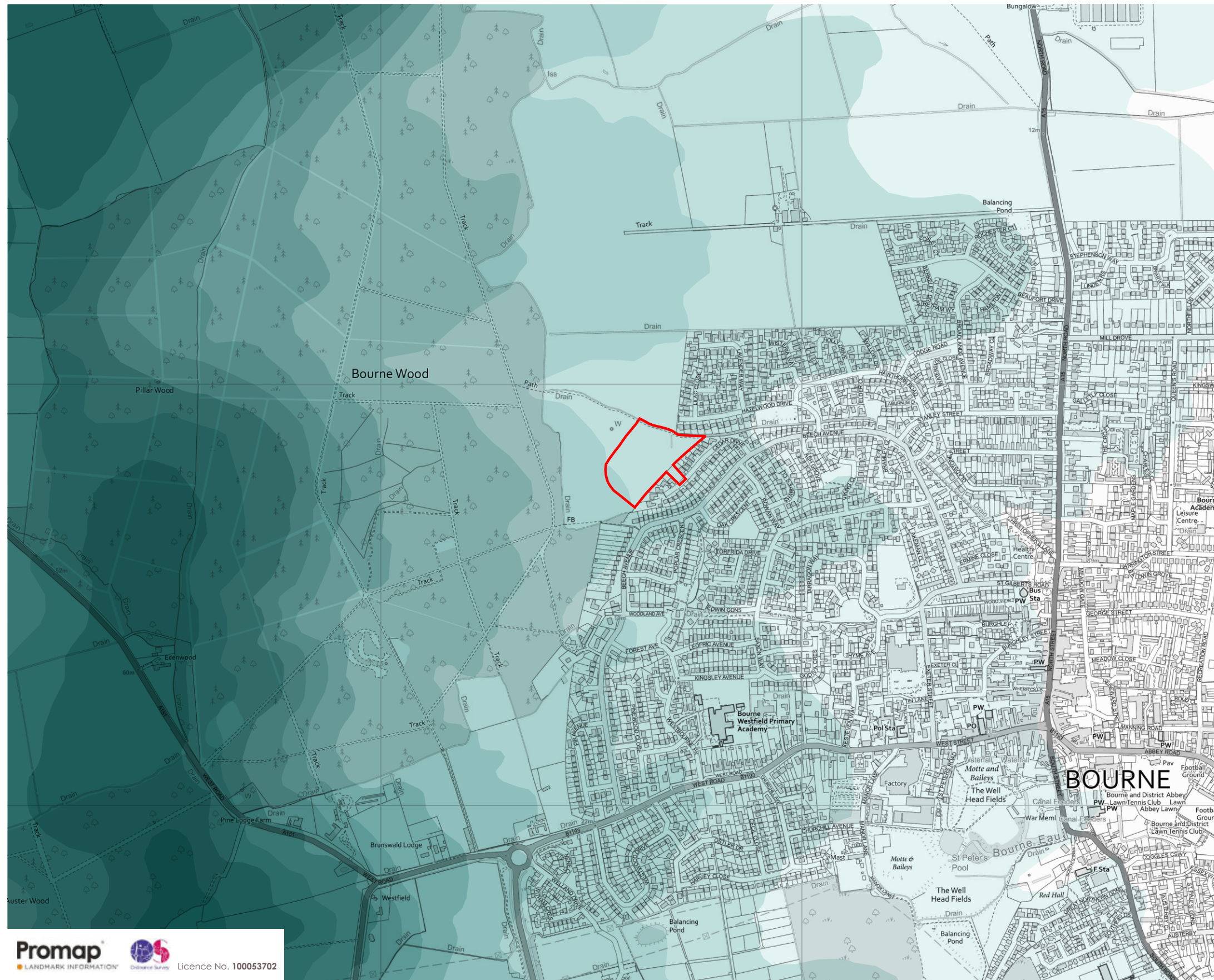
Key

-  Site boundary
-  Public footpath
-  Public bridleway
-  Public access land
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Conservation Area
-  Scheduled Ancient Monument (SAM)
-  Ancient Woodland
-  Local Wildlife Site
-  Photographic view locations

Number/Figure
GL1603 02
Scale
1:10000@A3
Date
19/10/2021
Checked
SG

Project
Land off Cedar Drive
Bourne
Drawing title
Site Location
Client
Hazelton Homes

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landscape architects



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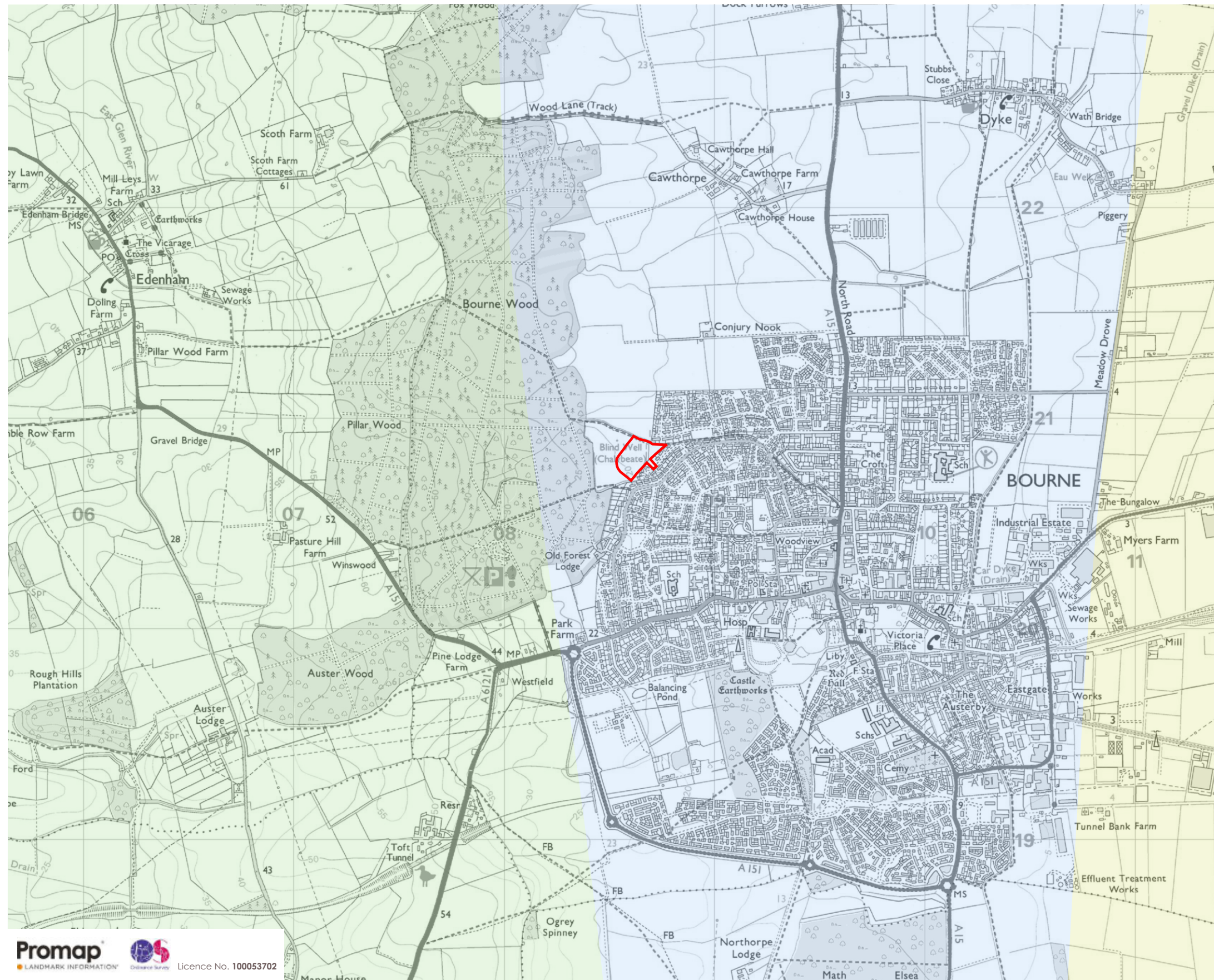
Key

- Site boundary
- 5m to 10m AOD
- 10m to 15m AOD
- 15m to 20m AOD
- 20m to 25m AOD
- 25m to 30m AOD
- 30m to 35m AOD
- 35m to 40m AOD
- 40m to 45m AOD
- 45m to 50m AOD
- 50m to 55m AOD
- 55m to 60m AOD
- 60m to 65m AOD





Number/Figure
GL1603 03
Scale
1:10000@A3
Date
19/10/2021
Checked
SG

Project
Land off Cedar Drive
Bourne
Drawing title
Topography
Client
Hazelton Homes

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Key

-  Site boundary
-  Fen Margin (Low-Medium sensitivity)
-  Kesteven Uplands (Medium-High sensitivity)
-  The Fens (Low-Medium sensitivity)

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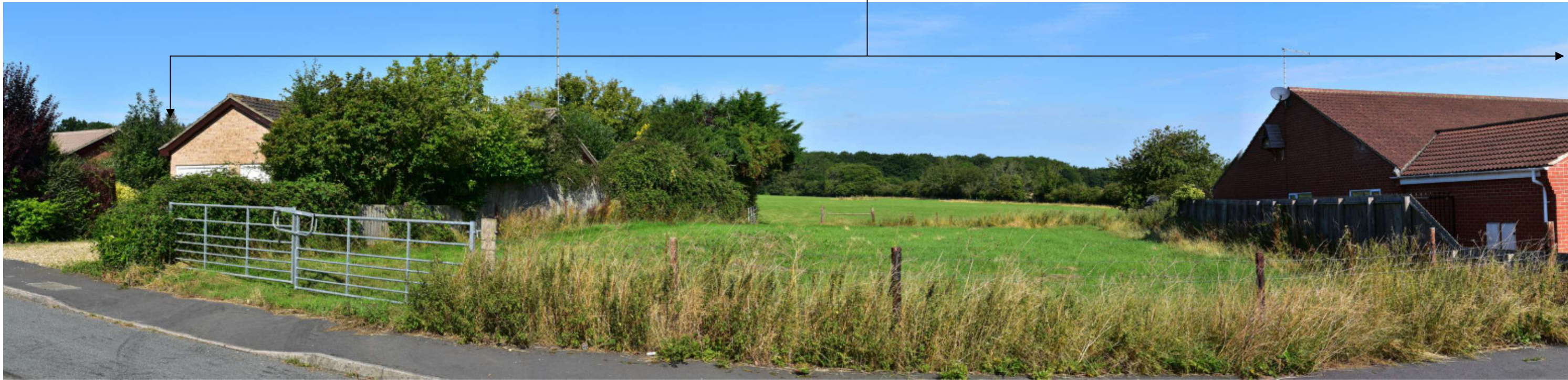
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Number/Figure
GL1603 04
Scale
1:20000@A3
Date
19/10/2021
Checked
SG

Project
Land off Cedar Drive
Bourne
Drawing title
Landscape Character
Client
Hazelton Homes

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landscape architects

Approximate extent of site in view



View 1 - From Cedar Drive at the south-east boundary of the site

Approximate extent of site in view



View 2 - From Cedar Drive approximately 45m from the site looking north-west

Number/Figure	Project
GL1603 05	Land off Cedar Drive
Scale	Bourne
NTS@A3	Drawing title
Date	Photographic Views
19/10/2021	1 & 2
Checked	Client
SG	Hazelton Homes

Approximate extent of site in view



View 3 - From Cedar Drive approximately 55m from the site looking west

Approximate extent of site in view



View 4 - From public footpath BOUR/11/14 at the north-east site boundary looking south-west

Approximate extent of site in view



View 5 - From public footpath BOUR/11/14 at the north-east site boundary looking north-west

Approximate extent of site in view



View 6 - From public footpath BOUR/11/14 approximately 160m from the site looking south-east

Number/Figure	Project
GL1603 07	Land off Cedar Drive
Scale	Bourne
NTS@A3	Drawing title
Date	Photographic Views
19/10/2021	5 & 6
Checked	Client
SG	Hazelton Homes



View 7 - From public footpath BOUR/09/4 approximately 100m from the site looking north-east



View 8 - From Beech Avenue approximately 70m from the site looking north

Approximate extent of site in view



View 9 - From the junction of Bourne Road and Cawthorpe approximately 1.42km from the site looking south-west

Approximate extent of site in view



View 10 - From Byway BOUR/801/1 approximately 1.5km from the site looking south

Number/Figure	Project
GL1603 09	Land off Cedar Drive Bourne
Scale	Drawing title
NTS@A3	Photographic Views 9 & 10
Date	Client
19/10/2021	Hazelton Homes
Checked	
SG	



PLANTING PROPOSALS



Woodland Edge Tree Planting

Stock	Height (cm)	Girth (cm)
Alnus glutinosa	250/425	12/14-14/16
Carpinus betulus	Std-HStd	250/425
Pinus sylvestris	Std-HStd	250/425
Quercus robur	Std-HStd	250/425
Ulmus cordata	Std-HStd	250/425



Structural Tree Planting

Stock	Height (cm)	Girth (cm)
Acer campestre	250/425	12/14-14/16
Malus sylvestris	Std-HStd	250/425
Prunus avium	Std-HStd	250/425
Sorbus aucuparia	Std-HStd	250/425

Structural tree and shrub planting will be used within the wider green space to the south and east of the new dwellings to provide reinforcement to the existing framework of vegetation cover and succession to the existing tree stock.



Domestic Tree Planting

Stock	Height (cm)	Girth (cm)
Pyrus calleryana 'chanticleer'	Std-HStd	250/425
Sorbus aria	Std-HStd	250/425
Malus tibatata	Std-HStd	250/425
Amelanchier	Std-HStd	250/425
Prunus avium	Std-HStd	250/425

All hedging to be planted in accordance with the implementation and maintenance guidelines. No shrub species, size or location should be altered without prior approval from the Landscape Architect.



Native Hedgerow Planting

Stock	Height (cm)	Girth (cm)
Corylus avellana	11+1	60/80
Crataegus monogyna	11+1	40/90
Ilex aquifolium	11+1	60/80
Prunus spinosa	11+1	60/80
Rosa canina	11+1	60/80



Specimen Shrub Planting

Stock	Height (cm)	Habit
Mahonia x media 'Winter Sun'	15L	120/150
Photinia tenax 'Jester'	25L	80/100
Photinia tenax 'Sundowner'	25L	80/100
Photinia tenax 'Red Robin'	70L	200/225



Amenity Shrub Planting

Stock	Height (cm)	Ctrs (m)
Bergenia cordifolia	3L	0.50
Aucuba japonica	10L	0.75
Buddleia davidii	3L	0.75
Choisya Aztec Pearl	10L	0.75
Choisya ternata	10L	0.75
Cornus alba	3L	0.75
Cornus sanguinea	3L	0.75
Eunymus Emerald Gaiety	10L	0.60
Hebe 'Mrs Winder'	10L	0.70
Hebe pinguifolia 'Sutherland'	10L	0.70
Heuchera 'Palace Purple'	3L	0.60
Hypericum 'Hidcote'	10L	0.75
Lavandula angustifolia 'Munstead'	10L	0.60
Lonicera 'Baggesen's Gold'	10L	0.70
Prunus laurocerasus 'Otto Luyken'	10L	0.70
Ribes sanguineum	5L	0.75
Sambucus officinalis	10L	0.70
Symphoricarpos 'Hancock'	5L	0.70
Viburnum tinus 'Eve Price'	10L	0.75

All shrubs to be planted in accordance with the implementation and maintenance guidelines. More ornamental shrub species will be utilised within the POS at interfaces with play areas. Detail design drawing will provide information. No shrub species, size or location should be altered without prior approval from the Landscape Architect.

Key

- Existing public rights of way
- Existing buildings
- Proposed dwellings
- Existing tree cover to be retained
- Proposed woodland edge tree planting
- Proposed structural tree planting
- Proposed domestic tree planting
- Proposed native hedgerow planting
- Proposed amenity planting to dwellings
- Proposed specimen shrub planting
- Proposed attenuation pond with area of permanent water and emergent planting.
- Proposed species rich meadow (Emongate - EM1)
- Proposed wetland meadow (Emongate - EM8)
- Proposed woodland edge meadow (Emongate - EW1)
- Proposed timber bollards to site entrance
- Proposed timber post and rail fencing
- Proposed timber un-field gate to provide agricultural access to wider field
- Possible location of interpretation board for Blind Well



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