

Land at Raymond Mays Way, Bourne

Landscape Summary Report

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Author: Jonathan Golby CMLI

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Author: Jonathan Golby CMLI





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1 INTRODUCTION

- 1.1 The following landscape summary report has been prepared by Golby + Luck Landscape Architects following instruction by BDW Trading Limited to review the land to the south and west of Raymond Mays Way, Bourne (the site); see **GL1752 01**.
- 1.2 This report has been carried out following a site visit completed in January 2022. Fieldwork included a walkover of the site following the network of existing public rights of way and permissive paths, and the wider consideration of the visual setting of the site from the local network of public rights of way and the public highway.
- 1.3 The purpose of this report is to identify:
- The key landscape and visual constraints applicable to the site and its local setting; and
 - A landscape framework to guide the masterplanning process.
- 1.4 In the production of this report reference has been made to the following documents and information sources:
- South Kesteven District Council Local Plan 2011 – 2036 – published January 2020 (the Local Plan);
 - South Kesteven Landscape Character Assessment 2007 (LPA Assessment);
 - The National Heritage List – Historic England
 - DEFRA Magic Database;
 - Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
 - Google Earth aerial photography; and
 - Historic mapping reference online.



2 SITE CONTEXT & DESCRIPTION

- 2.1 The site extends to the south-west of Bourne, set between Raymond Mays Way and West Road to the north, the A6121 to the west, an open ditch course to the south, and Wood Lane to the east; see **GL1752 01**.
- 2.2 The site comprises an area of open arable farmland extending to approximately 63.06 hectares set across the rising landscape to the south of Bourne set between the lying Lincolnshire Fens landscape to the east and the rising Kesteven Uplands to the west.
- 2.3 In terms of land use and vegetation cover, the site comprises a series of medium to large scale geometrically shaped fields maintained under arable production bound a combination of low but native hedgerows and open ditches. To the east of the site is Math Wood and Elsea Wood and at the south-west boundary is Ogrey Spinney. A section of the former Midland & Great Northern Railway crosses the site between Raymond Mays Way to the east and the A6121 to the west. The alignment of the former railway sits in cutting and is heavily vegetated.
- 2.4 Further to the north is Bourne Wood, Pillar Wood, and Auster Wood that comprise an extensive area of mixed deciduous woodland and evergreen plantation.
- 2.5 In terms of settlement and infrastructure, the site borders the most recent modern expansion of the settlement that extends up to Raymond Mays Way (A151). The A151 comprises a major piece of infrastructure providing a southern bypass to the settlement connecting between the A6121 to the west and A15 to the east.
- 2.6 Close to the northern boundary of the site overhead electricity cables cross from the west at Auster Lodge to the east where the cables terminate at the substation to the west of Wincanton Lane. Overhead cables also cross the eastern section of the site running north to south between Bourne and Northorpe.
- 2.7 Bourne itself is a large town with a relatively compact settlement pattern that has evolved from its historic core that clusters around the junction of West Street, North Street, South Street and Abbey Road. This broadly correlates with the settlement Conservation Area; see **GL1752 02**. The modern expansion of the settlement has clearly followed the development of consecutive fields creating a geometric structure to the various phases of development. Eastgate was once a separate settlement, separated from Bourne by



the Great Northern Railway branch line. It has since been absorbed into the main body of the settlement forming a centre for commercial development.

- 2.8 In terms of wider settlement, to the north Cawthorpe and Dyke sit in relatively close proximity to Bourne with Hanthorpe and Morton further beyond. To the south is Northporpe and Thurlby that have coalesced into one settlement. To the south-west are the hamlets of Lound and Toft.
- 2.9 In terms of landform and water features, Bourne sits at the edge of the Kesteven Uplands at the transition with the lower lying and flat Fens to the east; see **GL1752 03**. From the west the landform falls from a ridgeline towards the settlement. There are two localised high-points on the ridge at Auster Wood to the north-west of the site at 61m above ordnance datum (AOD) and to the south-west of Bourne at Roundhills (59m AOD). The land falls towards the settlement that sits between the 25m AOD contour to the west and 5m contour to the east at the edge of the Fens. This margin is broadly defined by Car Dyke that extends north and south from the settlement feeding into Bourne Eau that extends east from the settlement as a tributary to the River Glen. The Fen landscape is defined by its network of local drains creating a complex pattern of small linear strip fields.
- 2.10 In terms of landscape character, the site is located at the boundary of the Fen Margin to the east and the Kesteven Uplands to the west; see **GL1752 04**. To the west the Kesteven Uplands LCA rises towards the ridgeline and extends west across the District to the southern fringes of Grantham. To the east The Fens LCA extends from the settlement to the District boundary.
- 2.11 In terms of public access, the site has a number of rights of way crossing it; see **GL1752 01**. The footpaths that rise towards the ridge provide extensive views across the site and the wider settlement beyond. To the north Bourne Wood is publicly accessible and again there are a number of public footpaths crossing the wider setting of open farmland, but the lack of elevation and setting of woodland secures a more contained visual setting.
- 2.12 In terms of designations, the site is not covered by any 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. To the east Math Wood and Elsea Wood is a designated Site of Special Scientific Interest (SSSI). To the north Bourne Wood is a designated Ancient Woodland and Local Wildlife Site (LWS).



- 2.13 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; see **GL1752 02**. 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.
- 2.14 To the south-east of site there are two Grade II Listed buildings at the northern edge of Northorpe, West Farmhouse and Bindon House located on the northside of Northorpe Lane. These buildings are remote from the site. To the west Manor Farm House in Lound is a Grade II Listed Building, separated from the site by the intervening ridgeline.



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 with a field pattern that is representative of the rolling farmland setting of the uplands. This is distinct from the rectilinear field pattern of the Fens that extends to the east of Bourne. The characteristics of the site and its local setting are considered to be typical of NCA 75.

3.4 At a local level the South Kesteven Landscape Character Assessment 2007 (SKLCA) identifies the site as being located at the transition between the Fen Margin character area (FM) to the east, and the Kesteven Uplands character (KU) area to the west; see **GL1752 04**.

3.5 The key characteristics of the FM 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.

3.8 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."*

3.9 The key characteristics of the KU are identified as:



- *"A relatively unified, simple, medium-scale agricultural landscape, with a high proportion of historic woodland.*
- *Undulating landform based around the valleys of the Rivers Witham and East and West Glen and the Welland to the south.*
- *Picturesque villages built of local limestone, with collyweston slate roofs to the south, and pantiles to the north.*
- *High concentration of houses and parks, with areas of farmland under estate management.*
- *A dispersed, nucleated settlement pattern, mostly following the river valleys.*
- *Enclosed mostly by hedgerows, with hedgerow trees.*
- *Modern human influences include airfields and the A1, Great North Road"*

3.10 The KU is a much larger character area extending west from Bourn comprising the more elevated rolling landscapes of the East and West Glen River valleys. The eastern edge of this character area is defined by the ridgeline that extends south between Bourne Wood and Thurlby.

3.11 This landscape is assessed as being medium to high sensitivity to residential development setting out the following landscape management objectives:

- *"Protect and improve field boundary condition.*
- *Protect existing hedgerow trees.*
- *Plant new hedgerow trees.*
- *Maintain important grassland areas.*
- *Protect important and distinctive woodland cover.*
- *Protect historic parkland.*
- *Protect field trees, particularly in parkland and in large arable fields.*



- *Maintain traditional village forms.*
- *Use of limestone for new construction in the villages and countryside.*
- *Use of new planting to minimise the visual impact of major roads and industrial buildings.*
- *Pay special attention to sensitive spaces around the edge of historic towns such as Stamford and the villages.*
- *Maintain open areas that extend into the towns and villages."*

3.12 It is clear that the development of the site will not encroach into to main body of this character area but has the potential to impact on the setting of the ridgeline that defines the transition between the Fen Margin landscape and Kesteven Uplands.

3.13 In overall terms, the majority of the site falls within the FM landscape that is assessed as being of medium to landscape sensitivity to residential development. The western edge of the site begins to transition towards the KU landscape moving to medium landscape sensitivity across the lower slopes of the ridge, increasing to medium to high sensitivity across the upper slopes of the ridge. It will therefore be important for any development proposal to remain contained within the FM landscape and lower slopes of the ridge to avoid wider adverse effects on the setting of the KU landscapes.

Visual Setting

3.14 The landscape setting to the south of Bourne is accessed via a network of public rights of way that make the immediate setting of the site relatively open to view. Local receptor groups to the site include:

- Open view to users of the public footpaths crossing the site and within the local landscape setting;
- Filtered views from Raymond Mays Way to the north of the site;
- Open and filtered views from West Road and associated properties at the northern boundary of the site;
- Filtered views from properties backing onto Raymond Mays Way to the north of the site;



- Open and filtered views from the grounds of Northopre Lodge to the east of the site, and open and filtered views from sections of Wood Lane extending between Bourne and Northorpe;
- Possible distant views from the more elevated sections of public rights of way at the northern edge of Northorpe;
- Elevated open and filtered views from sections of public rights of way crossing the ridge to the west of the site;
- Open and filtered views from sections of the A6121; and
- Open and filtered views from the properties and commercial development at Toft Tunnel adjacent to the A6121.

3.15 This report includes 5no. key views taken from the ridge to the west of the site, and Wood Lane to the south, see **GL1752 05** to **07**.

3.16 To the north the site is relatively contained by the immediate setting of the modern settlement. The landscaped setting of Raymond Mays Way and intervening modern housing restricts any visual connectivity between the site and the historic core of the settlement.

3.17 To the west the site is visible from the edge of the ridgeline with views quickly becoming screened by intervening landform moving west back towards the A6121. Only from the northern reaches of the A6121 are there views into the site and these are generally restricted to a small and elevated section of the highway approaching Toft Tunnel.

3.18 From the public rights of way on the ridge views open across the site and wider setting of Bourne where the settlement plays a key role in the visual setting of the site. The dynamic between the ridge and settlement is important to understand and respect when considering a framework for development within the site. At present Bourne extends across the low-lying land to the east of the ridge, set down in the landscape so that it does not encroach into the more elevated setting of the Kesteven Uplands to the west. There are a series of public footpaths that cross the ridge between the A6121 and Bourne. The initial sections of these paths cross the relatively flat plateau that extends across the upper section of the ridge between the 50m contours. From these sections of footpath there is little or no appreciation of Bourne.



- 3.19 Moving towards the edge of the ridge views open across the lowland setting to the east where Bourne is seen extending across the lowland below the ridge. It is important that development maintains and respects this relationship to conserve the character and setting of the relatively unsettled landscape of the Kesteven Uplands, and retain the urban setting of Bourne within the Fen Margin landscape.
- 3.20 Moving south the ridge restricts views of the site from Toft, The Roundhills, and Roundhills Lodge. Thurlby and Northorpe sit at the bottom of the ridge extending between the 10m and 25m contours. More distant views of the site develop at the northern fringes of Northorpe, and in views from Wood Lane. There are open views across the site from the eastern boundary at Wood Lane, but wider views from the Fen landscape to the east are screened by Math Wood and Elsea Wood.
- 3.21 In summary, the visual setting of the site is very much contained to the southern edge of Bourne, the ridgeline to the west, the northern fringes of Northorpe, and Wood Lane. Given the scale of the site this is a relatively restricted visual envelope with few notable receptor groups beyond users of the public footpaths. The visual setting of the site does not include the historic core of the settlement and its associated heritage assets and does not include any designated landscapes/features.



4 LANDSCAPE FRAMEWORK

- 4.1 Given the location of Bourne and its setting relative to the Kesteven Uplands to the west and low-lying flooding Fens to the east, the only realistic options for growth exist to the north and south. Both locations are set within the Fen Margin character area, but the landscape to the south benefits from a more defined network of highway infrastructure, and landform that provides a framework to guide development.
- 4.2 To the north the settlement edge is defined and modern in nature, but there is a more sensitive relationship between Bourne and the outlying settlements of Cawthorpe and Dyke that is likely to be of greater susceptibility to change in the form of major development when compared with the relationship between Bourne and Thurlby/Northorpe to the south.
- 4.3 Neither landscape setting is overly sensitive as confirmed in the Local Authorities published landscape character assessment. However, given the more recent intervention of modern housing and highway infrastructure to the south, and the relatively poor condition of the site resulting from its intensive arable management, there is extensive scope to the south to bring forward key landscape enhancements as part of a development proposal.
- 4.4 The key landscape constraints of the site can be summarised as:
- The existing public rights of way crossing the site;
 - The existing landscape features of the site that include field boundary hedgerows and tree cover, the maturing vegetation cover at Raymond Mays Way, and the vegetation cover associated with the former railway cutting;
 - The setting of Math Wood to the east that is a designated SSSI;
 - The open water course that defines the southern boundary of the site;
 - The wider lowland setting to the south, and setting of views from Northorpe and Wood Lane; and
 - The relationship between the site and ridgeline to the west,
- 4.5 The key landscape opportunities can be summarised as:



- The delivery of a structured network of green infrastructure connecting the major local assets of Bourne Wood and Math Wood/Elsea Wood;
- The reinstatement of the historic field pattern within the site as part of a structured network of new landscaping;
- The enhancement of the setting of the open water course at the southern boundary of the site as part of a new network of blue/green infrastructure;
- The delivery of connected and accessible landscapes that extend across the southern edge of the settlement between Bourne Wood and Math Wood/Elsea Wood;
- The opportunity to secure a more robust landscape setting at the transition between the Fen Margin landscape and the Kesteven Uplands to the west; and
- The opportunity to secure an overall net gain in biodiversity across the site.

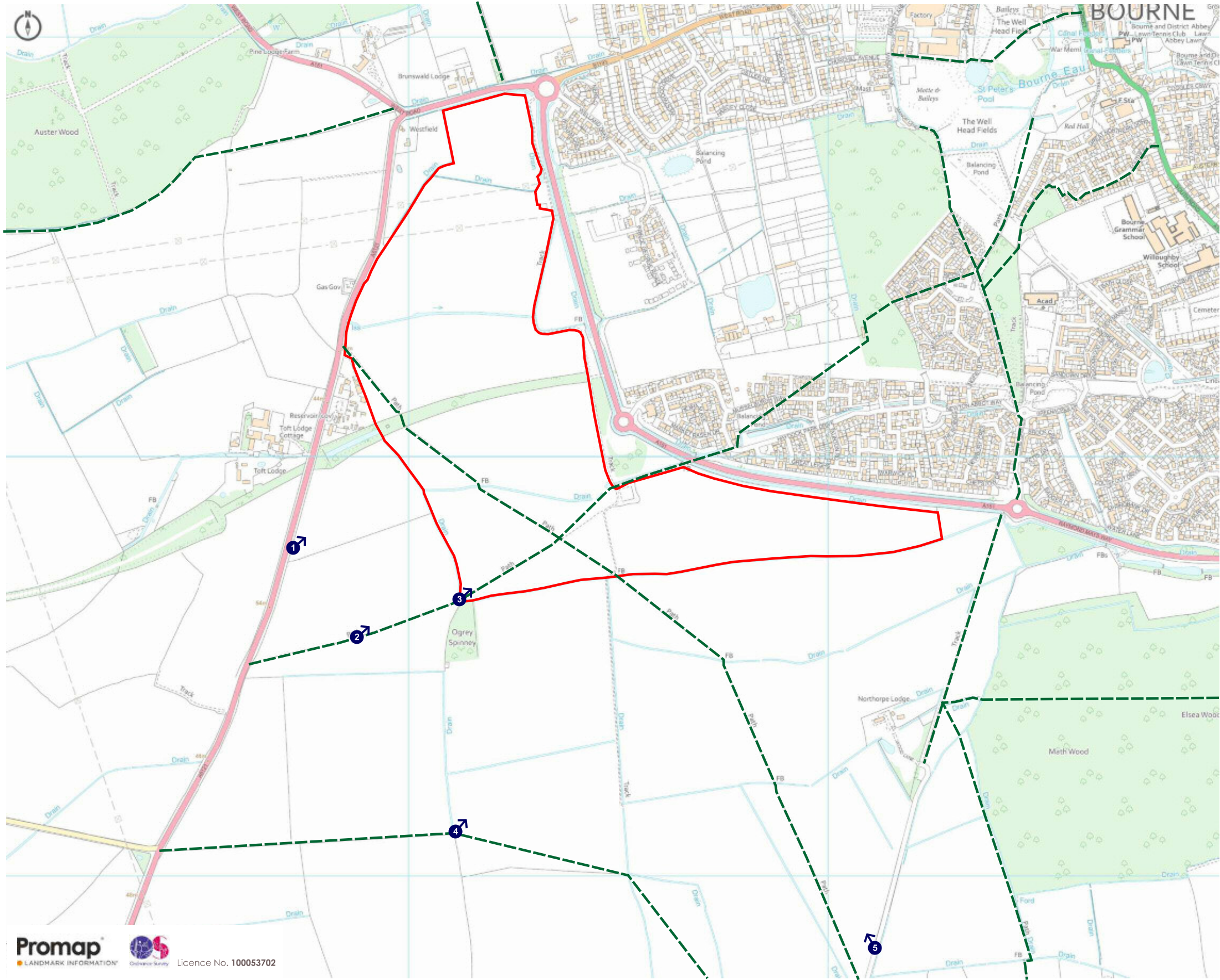
4.6 In terms of landscape framework a southern expansion of the settlement should accommodate the following strategy:

1. Ensure that development is retained on the lower ground and avoid development that extends beyond the 30m to 35m contours. It may be possible to extend up to the 35m contour at the northern boundary of the site at West Road, but care should be taken moving south to keep development off the slopes rising towards the ridge and protect the setting of the Kesteven Uplands. As a general rule development densities should reduce moving across the site to secure an appropriate transition between the settlement and wider countryside. Where development rises towards the 35m contour densities should be very low to secure a high level of landform integration and landscape assimilation;
2. Secure a strong network of green infrastructure to the south and west connecting the existing assets of Bourne Wood and Math Wood/Elsea Wood. At present the land extending across the southern edge of the settlement between these woods comprises an arable hinterland with limited structure and diversity. The new landscape framework should secure extensive new woodlands and tree belts, open meadow grassland, and a range of new habitats associated with the open ditch course at the southern boundary of the site. This will secure migratory



habitats between the woodlands and an improved network of green infrastructure;

3. Secure a wooded structure at the western boundary of the site to protect the setting of the ridge and wider setting of the Kesteven Uplands. Key views from existing public footpath should be taken into account in the design process, using the new areas of woodland to frame and enhance them as part of the approach to Bourne;
 4. Retain the existing network of public footpath within new areas of open space, and wherever possible secure new connections between the settlement and wider countryside to enhance access;
 5. Locate new sport pitches on the lower/flatter parts of the site to avoid engineering on the lower slopes of the ridge in close proximity to existing public rights of way; and
 6. Where possible seek to reinstate the historic pattern of hedgerows as part of the landscape framework of the site.
- 4.7 Development brought forward in accordance with this strategy has the potential to secure meaningful landscape and biodiversity enhancement, and a high level of landscape mitigation.



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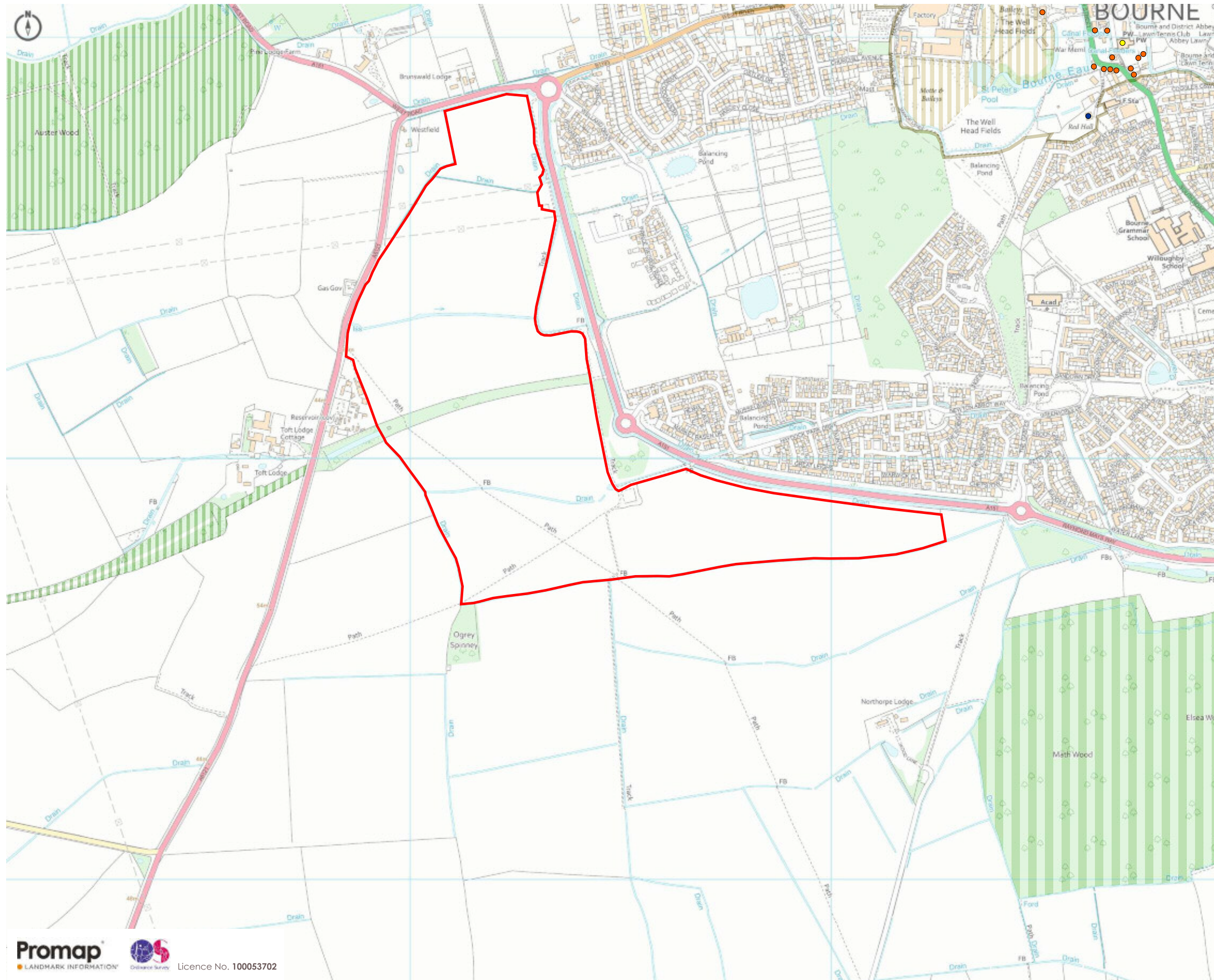
Key

-  Site boundary
-  Public rights of way
-  Photographic view locations

Number/Figure
GL1752 01
Scale
1:10000@A3
Date
15/02/2022
Checked
SG

Project
Raymond Mays Way
Bourne
Drawing title
Site Context
Client
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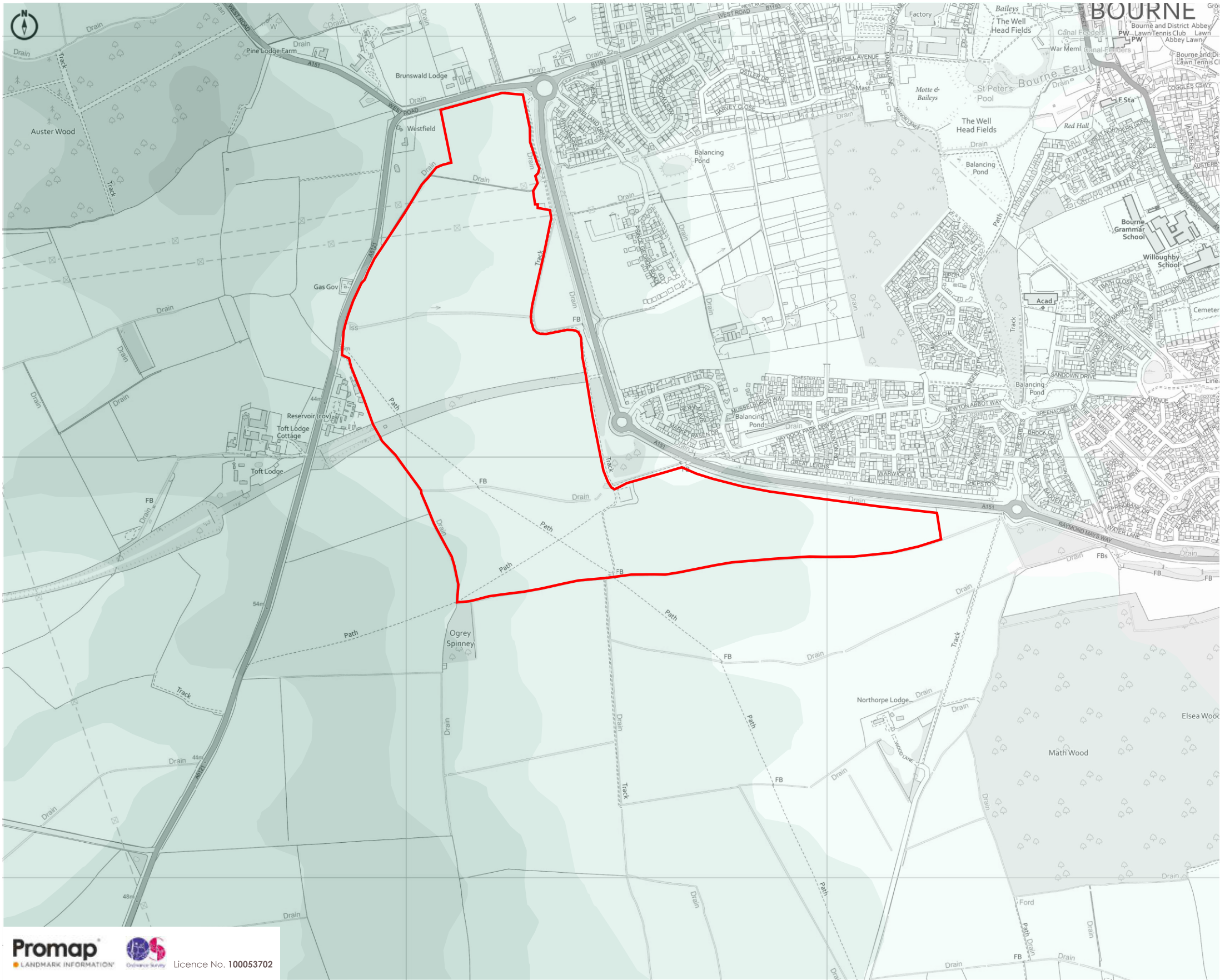
Key

-  Site boundary
-  Conservation Area
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Scheduled Ancient Monument
-  Site of Special Scientific Interest
-  Site of Wildlife Interest

Number/Figure
GL1752 02
Scale
1:10000@A3
Date
15/02/2022
Checked
SG

Project
Raymond Mays Way
Bourne
Drawing title
Designations
Client
BDW Trading Ltd

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Key

- Site boundary
- 0m to 10m AOD
- 10m to 20m AOD
- 20m to 30m AOD
- 30m to 40m AOD
- 40m to 50m AOD
- 50m to 60m AOD
- 60m to 70m AOD

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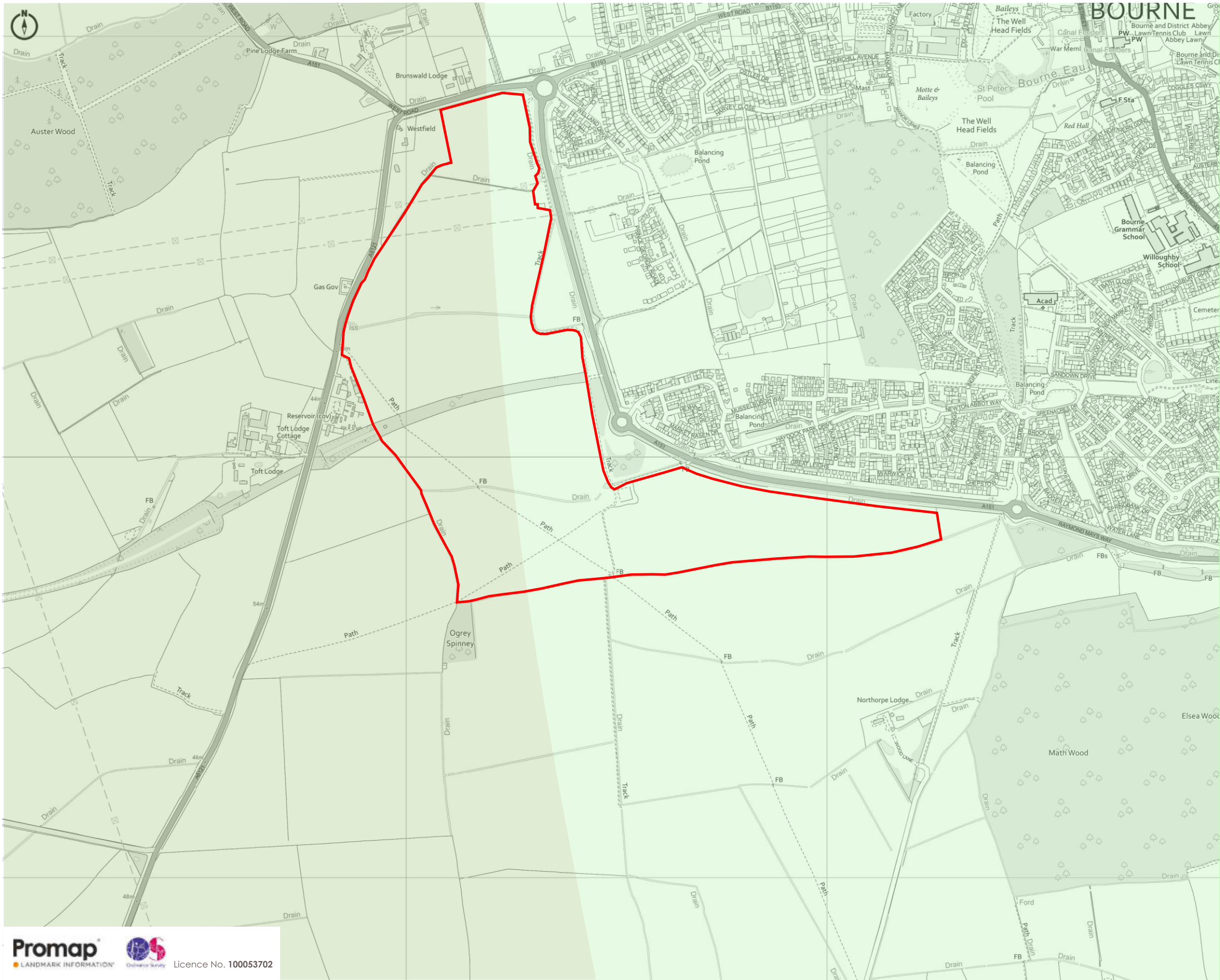
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Number/Figure	Project
GL1752 03	Raymond Mays Way
Scale	Bourne
1:10000@A3	Drawing title
Date	Topography
15/02/2022	
Checked	Client
SG	BDW Trading Ltd

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Key

-  Site boundary
-  Fen Margin
-  Kesteven Uplands

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Number/Figure	Project
GL1752 04	Raymond Mays Way
Scale	Bourne
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Date	Landscape Character
15/02/2022	
Checked	Client
SG	BDW Trading Ltd

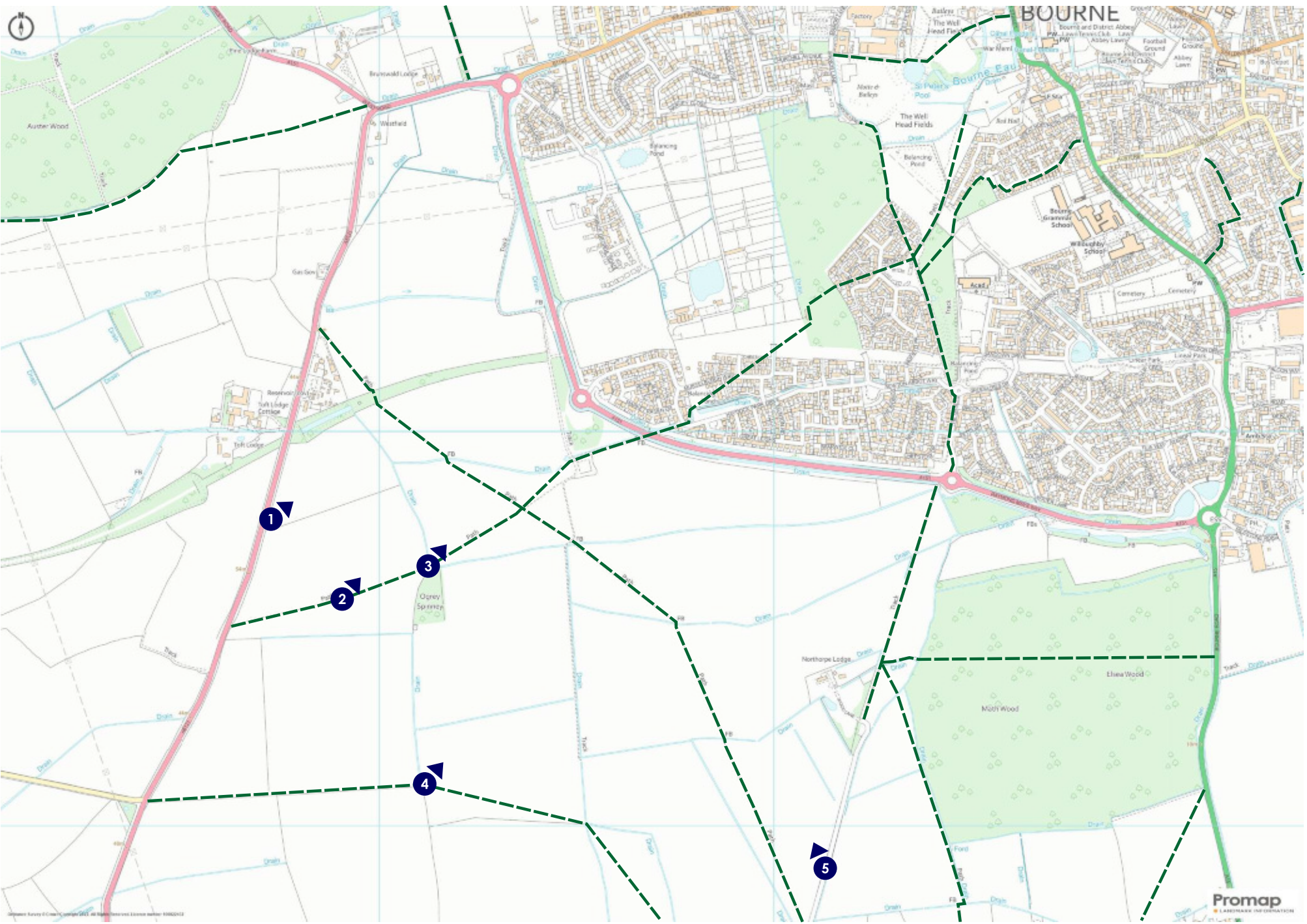
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Key View 1 - Taken from the A6121



Key View 2 - Taken from public footpath TfL/9/1



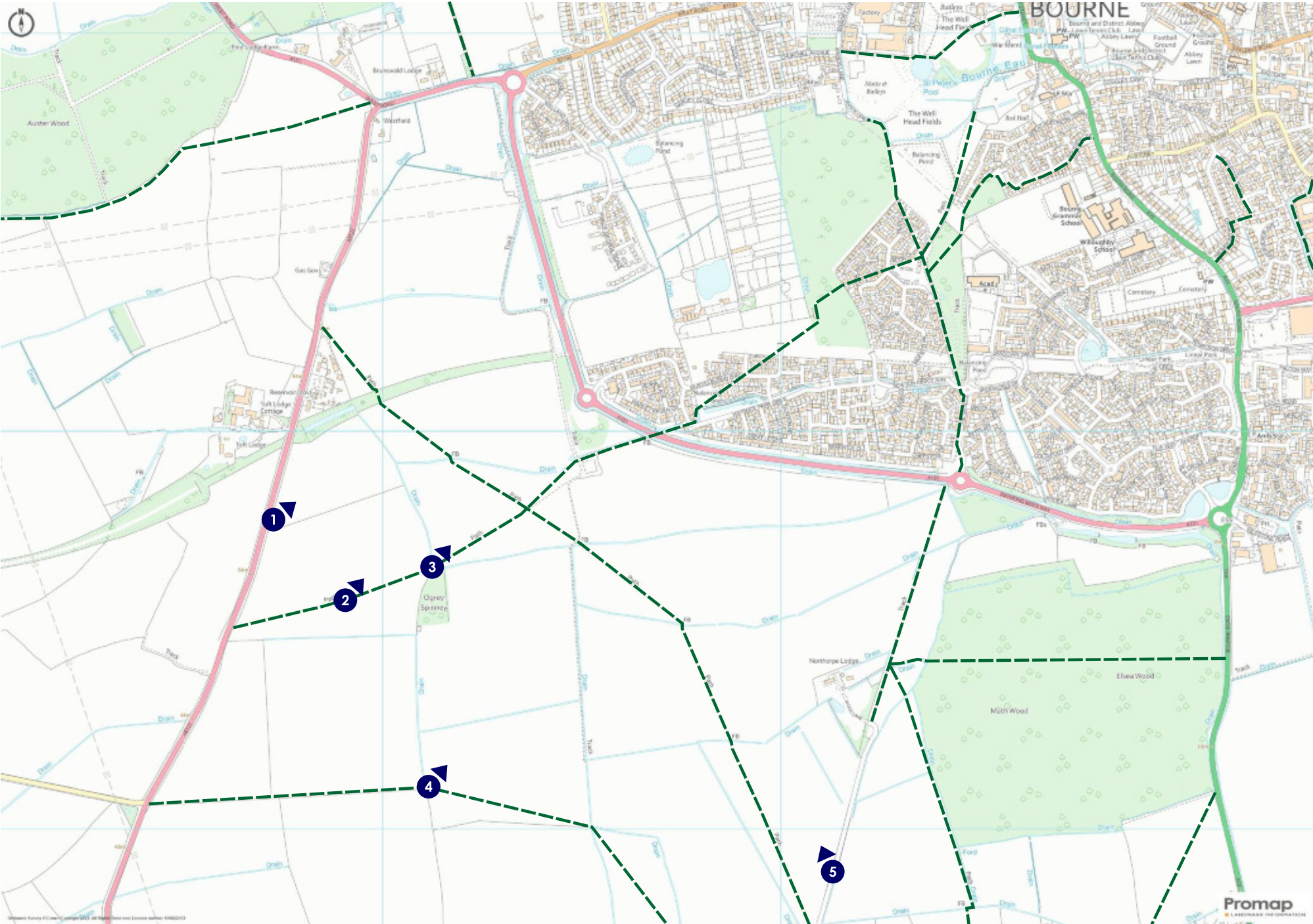
Project	
Land at Raymond Mays Way, South West Bourne	
Drawing title	
Key Views 1 & 2	
Client	
BDW Trading Ltd	
Scale	Checked
As shown @ A1	SG
Date	Number/Date
15/02/2022	GL1752 05



Key View 3 - Taken from public footpath Bour/3/1

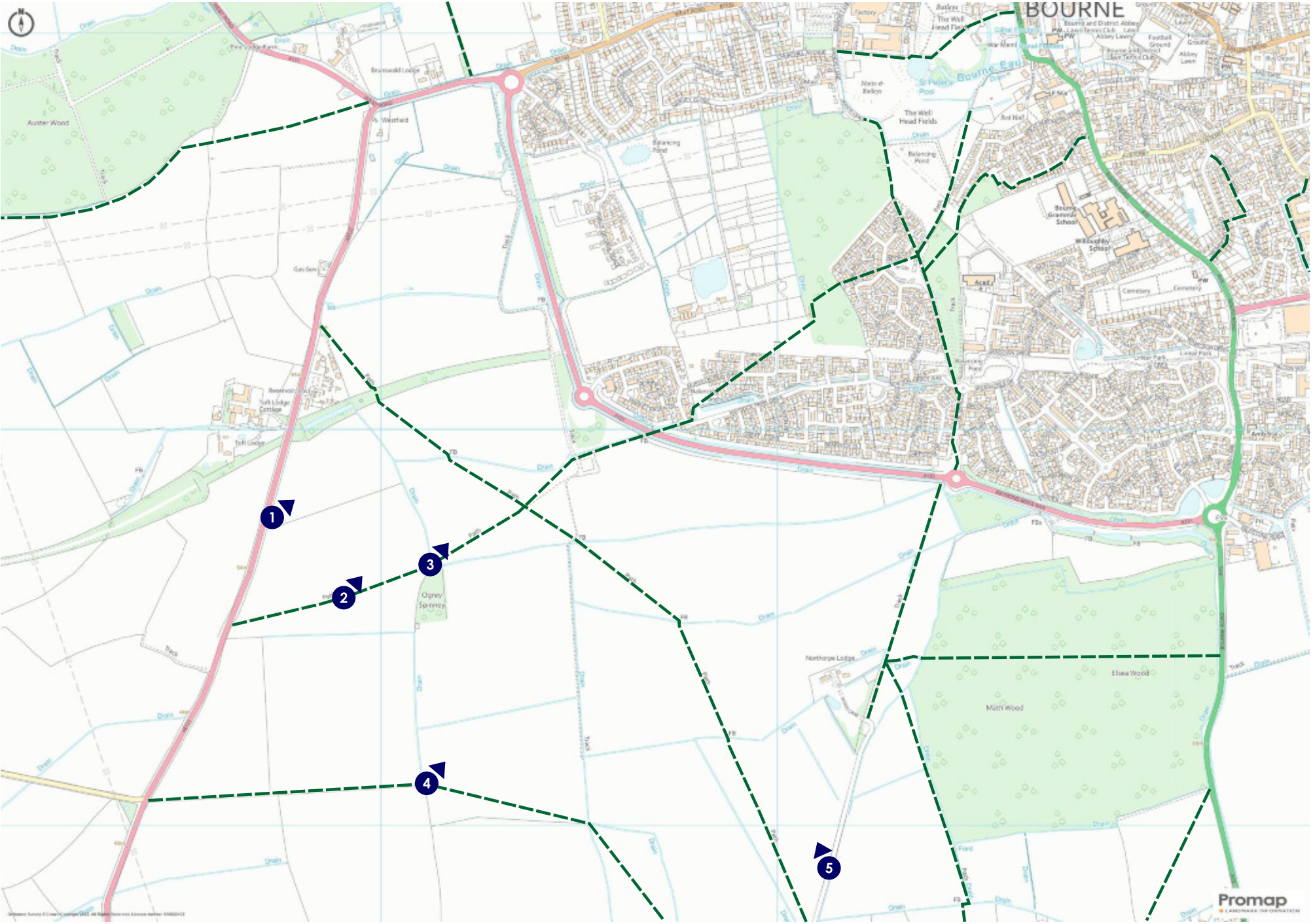


Key View 4 - Taken from public footpath TfIL/10/1





Key View 5 - Taken from Wood Lane





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