



Reserved Matters Application, Millfield Nursery, Spalding Common - Supplementary Design Statement

We submit for your approval a Reserved matters application for the above site – Phase 2, comprising of 95 Dwellings.

The site was given Outline approval on 13th March 2016 under ref: H16 – 0668 – 16 for Residential development on the former nursery site at Spalding Common.

Phase 1 – This part of the development was submitted and approved under H16-0984-19, comprising of 40No dwellings

Phase 2 – This proposed phase follows the general layout design based on the approved masterplan produced for the outline application.

The details covered in this application will be Condition 3 of H16–0668–16

- i. Detailed drawings of estate layout including road and plot layouts @ 1:500 Scale
- ii. Detailed drawings of siting, design, and external appearance of each building @ 1:100 Scale
- iii. The siting and design of any vehicular access to highway and estate road
- iv. The means of foul and surface water disposal
- v. Details of landscaping and tree planting
- vi. Existing and proposed site levels and floor levels of buildings and hard surfaced areas

In addition, the following conditions of the outline planning should be satisfied utilising the submitted details subject to condition discharges

Condition 5 – Details of Landscaping and tree planting schedule

Condition 6 – Details of Boundary Treatment, species, and hedging

Condition 7 – Land indicating Public open space

Condition 9 – Details of Storage for recycling and refuse

Condition 10 – Details and positions of all external meter boxes, flues and vent pipes.

House Types – There is a mixture of architectural styles along Spalding Common and Cradge bank with no identifiable theme. The house designs proposed give an contemporary theme with suitable detailing and mixture of materials proposed to mix/enhance street vernaculars. We have incorporated 10 different house types of varying footprints and layout to provide a good variation across the site which will satisfy housing needs. The tenure for the site is as follows. Rented 46% - 44 Units, Shared Ownership 19% - 18 Units, RTB 35% - 33 Units

The road layout will be a continuation from phase 1 and the approved road layout with access off Spalding Common. The road design and incorporates a loop with most highways being adopted along with some private drives and parking areas, which are all clearly overlooked by properties.

The layout has been finalised to ensure no detrimental impact on adjoining occupiers. Back gardens with significant depths offering great amenity space and separation

The Open space (14%) is of the same size and location as previously approved. This also incorporates the attenuation basin which will form part of the SUDS Scheme for the whole development. Many properties front this area thus providing adequate observation advantages as well as varying designs and roof lines giving an interesting street scene from Cradge Bank.

Landscaping – A detailed landscaping proposal is submitted for approval under reserved matters, along with boundary treatments/types. The Trees, hedges, and ground cover planting compliment the scheme and have been introduced within the open space areas and at key locations within the development.

For a list of submitted document please refer to submitted document list which accompanies the application

Seagate Homes
20.11.2020