



A DEVELOPMENT
BUSINESS

MILLSTONE PARK, BURWELL PHASE 4 DESIGN & ACCESS STATEMENT

AUGUST 2024

4.1

LANDSCAPE STRATEGY AND OPEN SPACE PROVISION

This section of the document explains and illustrates the landscape principles and design approaches for Phase 4 of the Milestone Park Development.

Phase 3 and 4 are situated in the north of the site and includes the proposal for a significant amount of publicly accessible open space, as well as the opportunity for achieving a biodiversity net gain.

The open spaces link to the green spaces provided in previous development phases.

The open spaces create movement corridors for both people and wildlife, enhancing well-being and amenity of residents.

Phase 4 - this application- provides the infrastructures for the 18 Nos self build plots (Phase 5).

The wider central street through Phase 4 creates a green link between the eastern open green space and the greenway in Phase 2A.

The landscape proposal provides a total amount of 25,2 ha of open green space in Phase 3 and 4, splitting into

- 21,700m² on Phase 3
- 3,500m² on Phase 4.

This exceeds the policy requirements, according to the Developer Contributions SPD, 2013, of 2.7 ha per 1,000 population.

(Method: Dwelling occupancy rate (2.4) x dwellings x amount of space per person (27m²) = required open space)

RESIDENTIAL PHASE 3 (61 UNITS):

- the open space requirement for the 61 units of Phase 3 is: 3.953m² /3.95 ha

INFRASTRUCTURE PHASE 4 (18 UNITS):
(SERVING RESIDENTIAL UNITS OF PH 5)

- the open space requirement for the 18 units of Phase 5 is: 1,166m² / 1.66 ha

The open green space provides areas for recreation, natural and equipped children's play as well as enhancing the biodiversity of the area as a whole to improve support for wildlife around the development.

LEGEND

- PHASE 3 BOUNDARY
- PHASE 4 BOUNDARY
- WIDER DEVELOPMENT BOUNDARY
- PHASE 3 GREEN SPACE
- PHASE 4 GREEN SPACE
- ↔↔↔ GREEN LINK-GREEN WAYS
- |||| SITE BOUNDARY LANDSCAPE BUFFER



OVER ARCHING LANDSCAPE STRATEGY AND OPEN SPACE PROVISION

4.2
SIDE WIDE
MASTERPLAN

- LEGEND
- ① SPINE ROAD
 - ② GREENWAY
 - ③ SHARED SURFACE AND PARKING
 - ④ SITE BOUNDARY WITH ECOLOGICAL PLANTING
 - ⑤ VILLAGE GREEN
 - ⑥ JUNIOR AND YOUTH PLAY
 - ⑦ TODDLER PLAY
 - ⑧ PEDESTRIAN LINKS
 - ⑨ ATTENUATION BASINS



ILLUSTRATIVE OVERALL LANDSCAPE MASTERPLAN

4.3

SIDE WIDE PLAY STRATEGY

MASTERPLAN PLAY REQUIREMENTS

In accordance with the approved overall masterplan, and based on East Cambridgeshire District Council's SPD, the sitewide requirements for play provision are as follows:

PLAY AREA REQUIRED

(Method: amount of space per person x dwelling occupancy rate (2.4)
= amount of land per dwelling x number of dwellings)

RESIDENTIAL PHASE 1 (138 UNITS):

- Toddler play 66m2
- Junior play 265m2
- Youth play 332m2

RESIDENTIAL PHASE 2A (133 UNITS):

- Toddler play 64m2
- Junior play 255m2
- Youth play 320m2

RESIDENTIAL PHASE 3 (61 UNITS):

- Toddler play 30m2
- Junior play 117m2
- Youth play 146m2

RESIDENTIAL PHASE 4 + 5 (18 UNITS):

- Toddler play 9m2
- Junior play 35m2
- Youth play 43m2

REQUIRED PLAY AREA OVERALL SITE TOTAL

- Toddler play 155m2
- Junior play 617m2
- Youth play 772m2

TOTAL REQUIREMENT 1,544M2

Junior and Youth play are provided for within the parcel boundaries and will be delivered in the following locations:

- Melton Fields - Junior & Youth play for Phases 1 and 2
- Millstone Park North - Junior & Youth play for Phase 2
- Millstone Park East - Junior & Youth play for Phase 3 and 4

An additional area of Natural Play is provided on the Village Green.

The overall strategy seeks to provide toddler play provision within the parcel boundaries in order to meet guidelines that ensure that play is easily accessible from homes for all age groups.

REFER TO CHAPTER 5.9 FOR 'ON PLOT' TODDLER PLAY PROVISION

In accordance with the FIT guidelines; for Phases 3 and 4/5 a play area of 1000m2 equipped play is provided for Youth and Junior and two play areas of 100m2 in each phase for Toddlers, which adds up to a total provision of 1200m2.

LEGEND

-  YOUTH PLAY
-  JUNIOR PLAY
-  NATURAL PLAY
-  WALKING DISTANCE
250 M, 2-3 MIN
-  WALKING DISTANCE
400 M, 5 MIN



4.4

SIDE WIDE CHARACTER AREAS

In reference to the original side wide landscape strategy and due to the relationship between the two phases the landscape strategies for Phase 3 and 4 have been developed together to create a series of character areas.

The following pages describe each of the character areas in more detail, and set out an over arching play and materials strategy.

The plan illustrates the key character areas and indicative locations for the play provision.

LEGEND

-  PHASE 3 BOUNDARY
-  PHASE 4 BOUNDARY
-  VILLAGE GREEN
-  OPEN SPACE EDGE
-  GREENWAY
-  GREEN STREET
-  SITE BOUNDARY
-  STREET FRONTAGES
-  JUNIOR AND YOUTH PLAY
-  TODDLER PLAY



LANDSCAPE CHARACTER AREAS

PHASE 4 - CHARACTER AREAS

GREENWAYS

Inspired by The Causeway in centre of Burwell, these spaces are green links providing opportunities for socialising, recreation, circulation and doorstep play.

Key elements include:

- Mixed native tree planting of varying scales to provide interest and articulation
- A mixture of amenity with wildflower meadow grass to improve biodiversity and ecology but also provide a robust landscape for play and recreation
- A meandering mowed grass pathway that provides a slower, recreational route through the space and across Phase 04
- Informal play elements to encourage exploration and activity.



HOUSES FACING ONTO A GREENWAY LANDSCAPE



NATURAL PLAY ELEMENTS ALONG THE WAY



GREENWAYS

OPEN SPACE EDGE

This linear area, running south through along the edge of the open space towards the development will be used to provide ecological enhancements through the implementation of a variety of habitat types. Landforms are introduced to create spatial interest as well as play opportunities.

Ecological enhancements include:

- A line of native and semi-native trees
- Extensive areas of species-rich grassland
- Native and semi-native low shrub planting
- Planting that will provide value for pollinators
- Refugia for invertebrates and birds across the site.



SPECIES RICH WILDFLOWER PLANTING ACROSS LARGE SWATHES OF THE SITE



PERMEABLE LINE OF TREES



NATIVE PLAY ON LANDFORMS



ECOLOGY BUFFER

SITE BOUNDARY

The outer site boundary of Phase 4 will provide a generous vegetated buffer and green backdrop to the development.

Key features will include:

- Mixed native tree and shrub planting of varying scales to provide interest and articulation
- Areas of species-rich grassland
- Refugia for invertebrates and birds.



MIXED NATIVE HEDGEROW PLANTING



MIXED NATIVE HEDGEROW AND TREE PLANTING



WILDFLOWER MEADOW ADJACENT TO NATIVE HEDGE



SITE BOUNDARY

PHASE 4 - CIRCULATION & ACCESS STRATEGY

The entire landscape, including the public realm have been designed to provide accessibility for all. This not only includes barrier-free access for residents or visitors of Phase 4 that may use wheelchairs, but also those with limited or impaired mobility, limited or impaired sight, pushchair users, children and elderly people.

In providing a fully accessible landscape for all, the use of ramps have been minimised, but where required, they will comply with Approved Document Part M and BS 8300.

The spine road provides the primary vehicular circulation through the wider development and access to Phases 4. The spine road is bounded on one side by a shared foot and cycle path which will run the full extent of the development. On the other side, it is bounded by a pedestrian footpath.

A tertiary street leads into Phase 4. It provides vehicular circulation throughout, including associated footpaths and connects to the inner roads of Phase 3.

Shared surfaces are provided for the private drives, serving the self-built plots facing the Greenway.

A Seasonal mowed grass path within the Greenway connects the Greenways on Vistry land with the Millstone Park in Phase 3. Additional pedestrian routes have been provided in the open space to connect to the open spaces of Phase 2 and Phase 3.

LEGEND



PHASE 4 BOUNDARY



SPINE ROAD



TERTIARY STREET



SHARED SURFACE



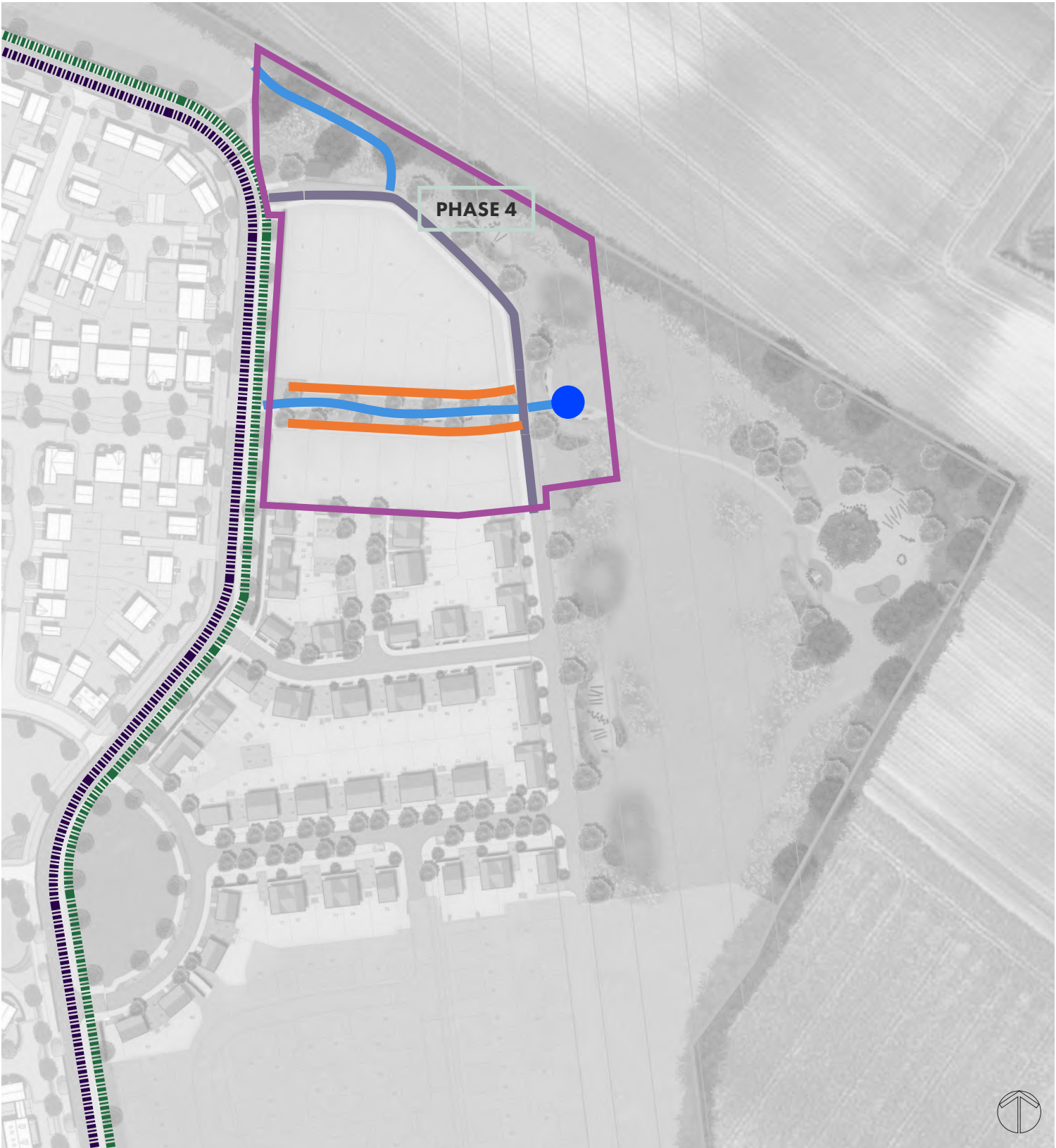
PEDESTRIAN LINKS THROUGH GREEN SPACES



FOOT AND CYCLE PATHS



SEATING AND GATHERING AREAS



CIRCULATION & ACCESS STRATEGY DIAGRAM

PHASE 4 - BOUNDARY TREATMENT STRATEGY

To highlight the boundary between the Spine Road and housing developments a 1.20m high native Hedgerow will be planted along the Phase boundaries.

The boundary treatments of the Self-built plots is not part of this application. It will be described in the plot passes.



**BOUNDARY TYPE 1:
1500MM HIGH NATIVE HEDGE ROW TO
BACK OF SPINE ROAD**

LEGEND

■ NATIVE HEDGE TO SPINE ROAD



BOUNDARY TREATMENT STRATEGY DIAGRAM

4.8

PHASE 4 - HARD MATERIALS AND FURNITURE STRATEGY

The palette of hard materials within the development has been designed based on the following key principles:

All new surfaces to enhance the local context and be of a quality and robustness that is appropriate to the setting
A simple palette that utilises a limited range of materials in order to unify the scheme across all phases.

Colours and paving sizes are used to define uses, highlight features and delineate boundaries
Neatly incorporating street furniture, drainage gullies and channels, avoiding awkward junctions and cuts.

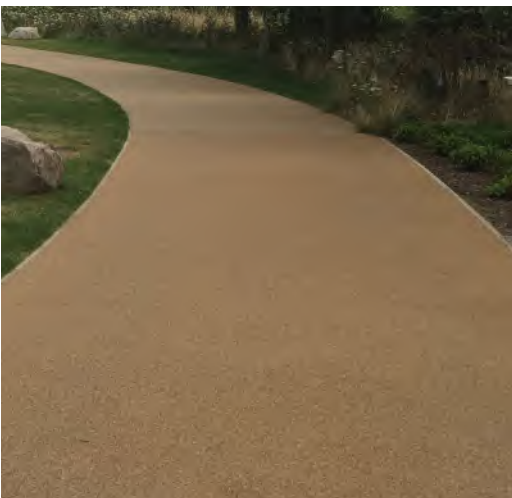


PAVING TYPE 1:
PERMEABLE BLOCK PAVING TO SHARED SURFACES, VISITOR PARKING BAYS

COLOUR: HARVEST
SIZE: 200 X 100MM



PAVING TYPE 2:
BITUMEN MACADAM TO PEDESTRIAN FOOTPATHS

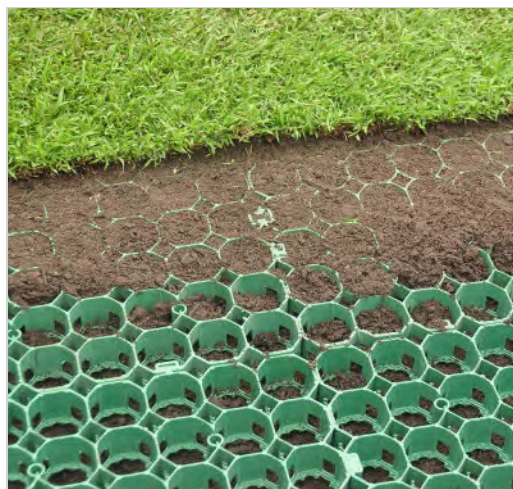


PAVING TYPE 3:
RESIN BONDED GRAVEL TO GREEN SPACE FOOTPATHS

COLOUR: BUFF



PAVING TYPE 4:
BITUMEN MACADAM TO ROADWAYS, RAISED TABLES AND PARKING BAYS



PAVING TYPE 6:
HONEY COMB GRASS PAVERS

COLOUR: GREEN
SIZE: 500X500MM



FURNITURE TYPE 1:
TIMBER SEATS WITHIN GREEN SPACES



FURNITURE TYPE 2:
HARDWOOD TIMBER BOLLARDS AS EDGE PROTECTION



KERB TYPES 1. 1A AND 1B:
CONCRETE ROAD KERBS LAID FLUSH OR WITH UPSTANDS



KERB TYPES 2:
CONCRETE PN KERBS LAID FLUSH OR WITH UPSTANDS

4.9

PHASE 4 - PLAY STRATEGY

In accordance with the approved overall masterplan, and based on East Cambridgeshire District Council's SPD, a variety of play provision will be included within Phase 4 which caters for juniors and toddlers. The plan to the left shows an indicative play strategy for the site. The play will be designed on the following principles:

- Natural play elements scattered along the Greenway path
- Play features for young children that are close to their homes
- Welcoming spaces for carers to sit and talk in close proximity to the play spaces
- Integrating play into the landscape utilising changes in level and form, and planting to create interesting and imaginative play spaces.

TOTAL REQUIRED AREA FOR TODDLER PLAY ON PHASE 4

- (as demonstrated in chapter 5.9 Side wide Play Strategy)
- Toddler play 9m2

TOTAL AREA PROVIDED ON PHASE 4

- Toddler play 100m2

In addition to the above, natural play elements like boulders and tree trunks are provided within the Greenway for 'Play along the way'.



NATURAL PLAY ELEMENTS COORDINATE WITH THE CHARACTER OF THE GREEN SPACES

LEGEND

-  TODDLER PLAY
-  NATURAL PLAY ELEMENTS ALONG THE WAY
-  WALKING DISTANCE 100M, 1-2 MIN



NATURAL PLAY ELEMETS WITHIN THE GREENWAY



PLAY STRATEGY

PHASE 4 - WATER SENSITIVE URBAN DESIGN STRATEGY

The drainage strategy supports the sustainable management of the whole urban water cycle.

Non-adopted foot paths will be designed to drain into adjacent open soft landscape areas, while sustainable drainage features like attenuation basins or permeable paving are integrated into the landscape proposal.

To be read in conjunction with the engineer’s drainage strategy.

The SuDs strategy shown to the right has been integrated into the landscape proposal:

- Permeable block paving;
- Storm water attenuation basins within the public open space



ATTENUATION BASIN

LEGEND

-  BOUNDARY
-  EXTENSIVE SOFT LANDSCAPED AREAS
-  PERMEABLE PAVING
-  ATTENUATION AND INFILTRATION BASINS



WATER SENSITIVE URBAN DESIGN STRATEGY

PHASE 4 - BIODIVERSITY & ECOLOGICAL ENHANCEMENT STRATEGY

A number of biodiversity and ecological enhancement measures are proposed across the site as a whole, in accordance with Best Practice, and in response to the recommendations made within the Preliminary Ecological Appraisal.

The enhancement measures include:

- Establishment of hedgerows along the boundary to the Spine road as well as along the eastern and northern boundary of Millstone Park. The hedges will use a combination of native and semi-native species
- Extensive areas of wildflower meadow areas within the species-rich grassland, provided in the open grassland of the Millstone Park
- An area of floodplain meadow planting in association with the attenuation basins.
- Refugia for invertebrates and birds across the site.

LEGEND

- HEDGEROW ESTABLISHED**
- WILDFLOWER MEADOW GRASSLAND**
- FLOODPLAIN MEADOW GRASSLAND**
- NEST BOXES FOR BIRDS**
- REFUGIA FOR INVERTEBRATES**



LOG PILES AND OTHER REFUGIA PROVIDED FOR INVERTEBRATES



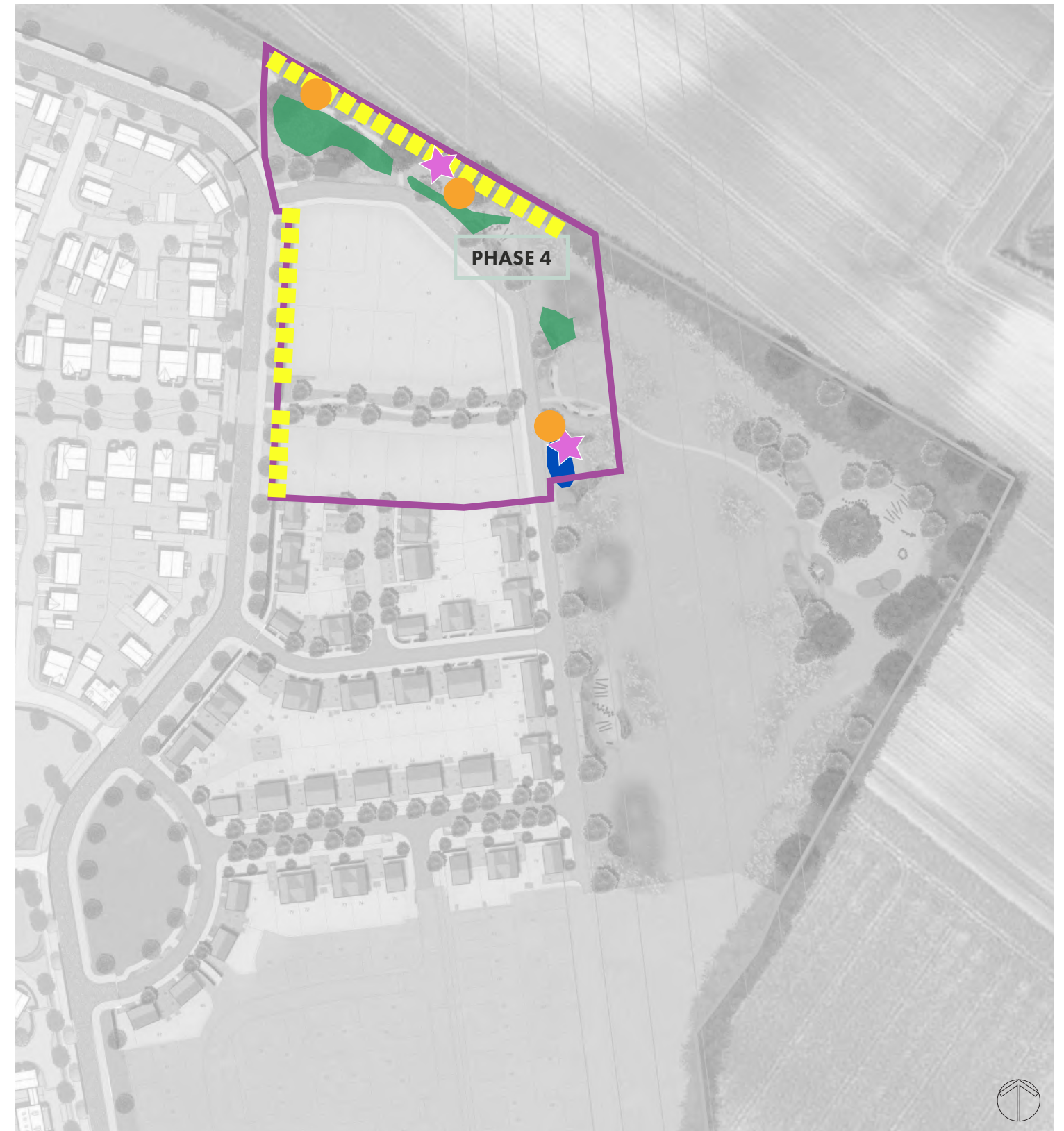
BIRD BOXES LOCATED IN SUITABLE LOCATIONS



ATTENUATION BASIN



WILDFLOWER MEADOW AREAS ACROSS THE SITE



BIODIVERSITY & ECOLOGICAL ENHANCEMENT STRATEGY

PHASE 4 - TREE PLANTING STRATEGY

Tree selection has been based on the following documents:

- The Cambridgeshire Green Infrastructure Strategy (2011)
- The Cambridgeshire Landscape Guidelines (1991)
- Right Trees for a Changing Climate.

These documents have all been used to inform the selection of trees proposed on site, taking into account local character, location of trees and their ability to adapt and succeed in a changing climate.

Tree planting is designed based on the following principles:

- Creating a strong landscape structure which reinforces the distinctiveness of each character area
- Including a broad range of species which improves biodiversity and resilience to climate change
- Using species which are appropriate in their eventual form, size and vigour, so that they will achieve maturity without complications or the requirement for significant pruning
- Planting each tree into the ground with an appropriate substrate and tree pit as necessary to allow the tree roots to grow in a suitable environment
- Using locally native species or species as appropriate that can survive and thrive in the local growing conditions.

OPEN SPACE

Throughout these areas a mix of native and semi-native trees are proposed which are appropriate to the local character, and which will include the following species:

- Acer campestre
- Carpinus betulus
- Corylus avellana
- Crataegus monogyna
- Fagus sylvatica
- Prunus avium
- Tilia cordata

GREENWAY

Trees planted in the tertiary streets and the Greenway are all suitable street trees, of a scale appropriate to the space available.
Species will include:

- Amelanchier 'Robin Hill'
- Prunus avium
- Tilia cordata

LEGEND

- NATIVE TREE PLANTING WITHIN OPEN SPACES
- GREENWAY TREES



TREE PLANTING STRATEGY

INDICATIVE PLANTING PALETTE: TREES



FAGUS SYLVATICA



PRUNUS AVIUM



CRATAEGUS MONOGYNA



CARPINUS BETULUS



CORYLUS COLUMN



TILIA CORDATA



ACER CAMPESTRE
(MULTI STEM)



CORYLUS AVELLANA
(MULTI STEM)



CRATAEGUS MONOGYNA

4.13

PHASE 4 - SHRUBS AND HERBACEOUS PLANTING STRATEGY

INDICATIVE PLANTING PALETTE:
WILDFLOWER MIX AREAS

The open grassland of the Open Space consists of predominantly species-rich grassland but are enhance with generous drifts generous areas of calcareous grassland wildflower mix.

The species-rich amenity grass in the centre in the central areas provides a usable and robust amenity space, while the wildflower areas enriching the biodiversity of the site and provide more seasonal interest, besides offering a wide range of food for pollinators and invertebrates.

Calcareous wildflower mix species will include but not be limited to the following:

- Achillea millefolium
- Anthyllis vulneraria
- Centaurea nigra
- Centaurea scabiosa
- Daucus carota
- Knautia arvensis
- Leucanthemum vulgare
- Lotus corniculatus
- Plantago media
- Poterium sanguisorba
- Primula veris
- Ranunculus bulbosus
- Briza media
- Cynosurus cristatus
- Festuca ovina
- Festuca rubra
- Trisetum flavescens.



LEUCANTHEUM VULGARE



CENTAUREA SCABIOSA



PRIMULA VERIS



POTERIUM SANGUISORBA



ACHILLEA MILLEFOLIUM



BRIZA MEDIA



KNAUTIA ARVENSIS



LOTUS CORNICULATUS



DAUCUS CAROTA



PLANTAGO MEDIA



RANUNCULUS BULBOUS



CENTAUREA NIGRA

INDICATIVE PLANTING PALETTE:
OPEN SPACE

Planting in these areas is proposed as native and anon-native mix of shrubs and herbaceous plants.

Herbaceous and shrub planting species will include but not be limited to the following:

- *Bergenia cordifolia*
- *Cornus sanguinea*
- *Cornus alba* ‘Elegantissima’
- *Cornus alba* ‘Midwinter Fire’
- *Geranium pratense*
- *Geranium sanguineum*
- *Prunus spinosa*
- *Rosa arvensis*
- *Rosa canina*
- *Viburnum lantana*
- *Viburnum opulus*
- *Vinva minor*

As well as areas of species-rich amenity grass, there are also large areas of species-rich calcareous wildflower meadow proposed, and water tolerant wildflower planting proposed associated with the attenuation basin.



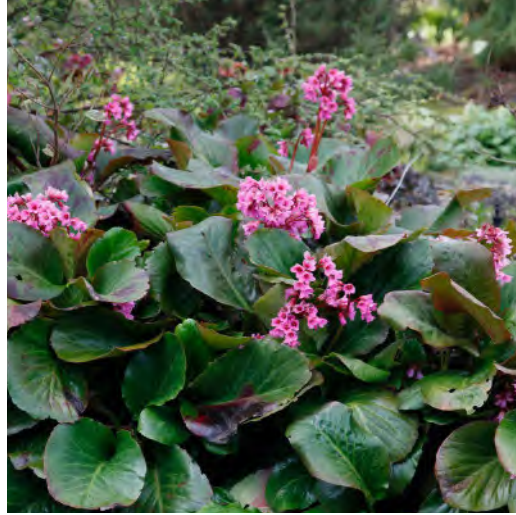
PRUNUS SPINOSA



CORNUS SANGUINEA



CORNUS SANGUINEA



BERGENIA CORDIFOLIA



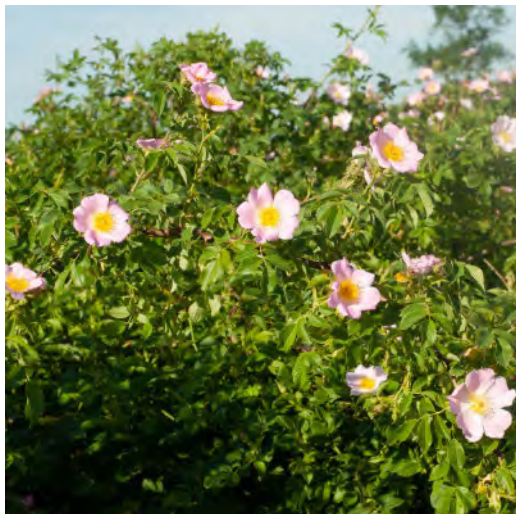
VIBURNUM OPULUS



ROSA ARvensis



CORNUS ALBA ‘ELEGANTISSIMA’



ROSA CANINA



VIBURNUM LANTANA



CALCAREOUS GRASSLAND MIX

INDICATIVE PLANTING PALETTE:
NATIVE BOUNDARY BUFFER PLANTING

Along the northern and and eastern boundary of Millstone Park a mixed native buffer planting is prosed to provide biodiversity and ecological enhancement

Species will include but not be limited to the following:

- *Cornus sanguinea*
- *Corylus avellana*
- *Crataegus monogyna*
- *Euonymus europaeus*
- *Hedera helix*
- *Ilex aquifolium*
- *Ligustrum vulgare*
- *Prunus spinosa*
- *Rosa canina*
- *Rhamnus frangula*
- *Rubus fruticosus*
- *Viburnum opulus*.



CORNUS SANGUINEA



CORYLUS AVELLANA



CRATAEGUS MONOGYNA



EUONYMUS EUROPAEUS



HEDERA HELIX



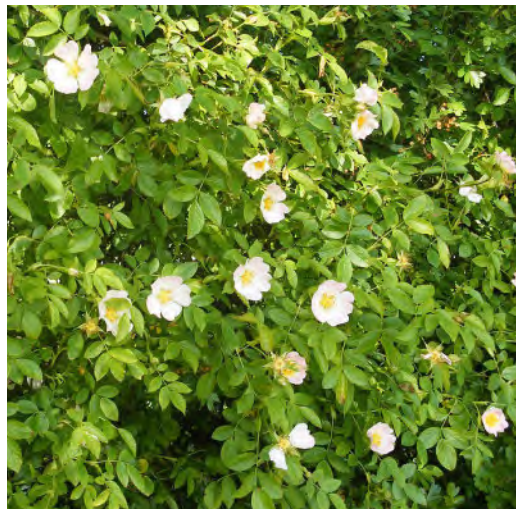
ILEX AQUIFOLIUM



LIGUSTRUM VULGARE



PRUNUS SPINOSA



ROSA CANINA



RHAMNUS FRANGULA



RUBUS FRUTICOSUS



VIBURNUM OPULUS

INDICATIVE PLANTING PALETTE:
ATTENUATION BASIN

The plant selection within and adjacent to the attenuation basin will be a mix of grass and wildflower species suitable for seasonally wet soils is based on the vegetation of traditional floodplain and water meadows.

Soils in wet meadows may flood for short periods in winter, but are usually well drained in summer.

Wildflower species will include but not be limited to the following:

- *Achillea millefolium*
- *Betonica officinalis*
- *Centaurea nigra*
- *Daucus carota*
- *Filipendula ulmaria*
- *Galium album*
- *Galium verum*
- *Lathyrus pratensis*
- *Leucanthemum vulgare*
- *Lotus corniculatus*
- *Lotus pedunculatus*
- *Medicago lupulina*
- *Plantago lanceolata*
- *Primula veris*
- *Ranunculus acris*
- *Rhinanthus minor*
- *Rumex acetosa*
- *Silaum silaus*
- *Silene flos-cuculi*
- *Succisa pratensis*



ACHILLEA MILLEFOLIUM



SILENE FLOS-CUCULI



LEUCANTHEMUM VULGARE



PRIMULA VERIS



PLANTAGO LANCEolata



RUMEX ACETOSA



CENTAUREA NIGRA



SILAUM SILAUS



GALIAM VERUM



FILIPENDULA ULMARIA



SUCCISA PRATENSIS



LOTUS CORNICULATUS



5.0 PLOT GUIDES

5.0

PLOT GUIDES

Plot Passports:

The key parameters for each self-build plot are set out in the following section, with one passport for each plot. The passports set out the objectives for build zones, access points, frontages and set-backs from the street.

Access:

This submission of the reserved matters sets the access points for each plot through the position of dropped kerbs from the street, in accordance with the access and movement plan. Only the defined access points may be used and it will not be permitted under any circumstances to allow additional access points to be created through the front, side or rear fences to each plot other than where defined by the Plot Passport.

No building or other structure may be erected within one metre of the side boundaries, with the exception of a small garden shed or cycle store within the rear garden.

Development Area Schedules								
Phase 4								
no	Ref	Ref	Beds	Storey	m²	ft²	NDSS	M4(2)
18	SB	Self Build	3 / 4	2	TBC	1500	✓	✓

LEGEND



PHASE 4 BOUNDARY



BLOCK PAVING 1



BLOCK PAVING 2



FOOTPATH ASPHALT



ROAD ASPHALT



HONEY COMB GRASS



PROPOSED TREE PLANTING



GREEN SPACE



SELF BUILD PLOT NUMBER



PARKING SPACE 2.5M X 5M



5.0

PLOT GUIDES

The RM application submission (Phase 4) provides for the road infrastructure and public realm landscape strategy together with the plot subdivision to serve the 18 self-build plots. The building plots have been set and indicative dwelling locations within these have been shown on the approved layout plans. This is to demonstrate that plot owners can propose and build homes that would not be detrimental to the amenity of neighbouring plots. The key parameters for each Self Build Plot are set out in the Plot Passport guidance for each plot. These establish the objectives for build zones, frontage setbacks and points of access.

Front Garden Boundaries:

Phases 1, 2 and 3 draw a clear distinction between private space and the public realm, therefore each plot in Phase 4 must do the same. However, it is important to ensure that no barriers are created that reduce informal surveillance of the street and open space. This Land will mark the edge of the front gardens with timber post and rail fencing that can be reinforced with hedge planting, although a maximum height limit of 1.5 metres will be enforced.

Rear and Side Garden Boundaries:

Boundary treatment will typically be no higher than 1.8m between development plots to the rear and side of the plot boundaries, unless fronting onto the public realm whereby a lower height will be required unless otherwise agreed.

Refuse Storage:

Refuse storage and collection areas need be identified. There should be no wheeled bins or refuse stores fronting directly onto the street frontage .

Parking:

Car parking provision must be delivered in accordance with Policy HOU 8, with a minimum of two parking spaces per dwelling. A higher level of parking provision will be supported, as this will ensure that all cars are satisfactorily accommodated within the plots, avoiding any overspill onto the spine road or neighbouring streets.

The detailed scheme for the infrastructure includes provision for unallocated visitor parking on the street.

Cycle Provision:

Each dwelling must have cycle storage provided within a garage or rear shed based on 1 space per bedroom.

General Principles:

The detailed schemes for Phases 1, 2 and 3 set the standard for high quality buildings at Millstone Park and the individual plots within the self-build scheme are expected to maintain the approved quality. This section sets some basic parameters to establish design principles for each self-build developer to adopt:

- Buildings should be positioned to address the streets and to delineate the edge of the streets and open space.
- Primary entrances, window openings and, where proposed, garages should address the street. Side doors as entrances will not be accepted.
- Primary entrances should be easy to find, clear to understand, and be articulated with projecting canopies.
- On the corners of the streets, the buildings should be designed to turn the corner with active frontage to two sides, using entrances and/or glazing to address the corner.
- Subject to the standards set by the Building Regulations, buildings should have generous window openings and, where appropriate, with full height glazing to dwellings that overlook the public open space.
- Where garages are proposed, they should be placed adjacent to the house or be integrated into it. Where integral garages are proposed, accommodation over it can be used to make the best use of the available plot. Garages placed forward of the building line will not be accepted.
- All main roofs will be pitched.
- Plots facing the public open space will need to consider the creation of a consistent but varied roofscape that can be seen from a distance.
- The character areas set by the outline planning permission are applicable to the designs for individual plots.

- All dwellings must be based on the Technical Housing Standards – nationally described space standards.
- Maximum heights must be based on identified and agreed ground floor levels, in accordance with the drainage strategy requirements.
- Two car parking spaces per dwelling shall be provided. The illustrative masterplan currently proposes the parking on each site. Highway works including drop kerb access will be provided for each development plot.
- Visitor parking will be integrated into the RM Phase 4 infrastructure application.
- Pedestrian visibility splays will be safeguarded to ensure there is clear visibility above 600mm and where possible, soft landscaping avoided within these zones.
- Utility and drainage connections are to be provided for each plot.

This application for approval of the infrastructure also sets the building plots, with indicative positions for the self-build dwellings shown on the layout plans. This is to demonstrate that the access points are correctly placed, but the submission of the reserved matters for each plot must ensure that proposed scheme is not detrimental to the amenity of the adjoining plots: the final position of the dwelling within the plot is to be agreed with East Cambridgeshire District Council through the planning system.

5.1
HOUSE DESIGN



Building Parameters:

Indicative standards to create a coherent form of development from plot to plot are:

FLOOR TO CEILING HEIGHT	2.5 - 2.7 Metres
EAVES HEIGHT	5.25 - 5.75 Metres
RIDGE HEIGHT	4.5 - 9.0 Metres
ROOF PITCH	35 - 44 Degrees

Note: heights are based on the ground levels delivered by this application to secure approval of the infrastructure.

Key Considerations:

The following standards are not negotiable and all proposals for new dwellings must be in compliance:

1. No building or structure shall be erected within one metre of any plot boundary.
2. No building may exceed the maximum height set by the approved schemes for Phases 1, 2 and 3.
3. Garages or covered parking may only be single storey, accommodation above garages can only be delivered if the garage is integrated into the dwelling.
4. All roof pitches within Phase 4 must be at an angle between 35 and 55 degrees. Flat roofs will not be accepted.

CHARACTER AREAS

It is not intended to dictate the form or appearance of the new homes within Phase 4, leaving the developer of each self-build plot with as much scope to personalise their property as is possible within the context of Millstone Park. Instead, the character areas defined by the outline planning permission set the details of the dwellings. Creating an element of consistency with the schemes for Phases 1, 2 and 3, and that the overall scheme at Millstone Park reads as a whole.



PHASE 4 AND 5 INDICATIVE CHARACTER AREAS DRAWING

LEGEND

 PHASE 4 BOUNDARY

CA2 - CORE HOUSING 

CA4 - DWELLINGS FRONTING COUNTRYSIDE 

5.3

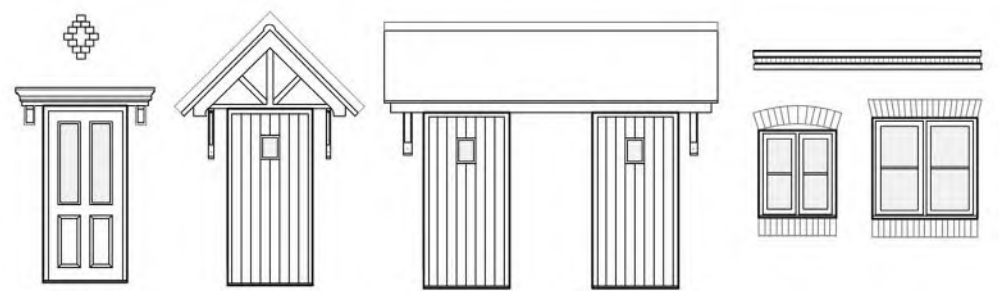
CA2 - CORE HOUSING

BUILT FORM

The character area creates a transition between the frontages to the main street and the public open space, combining a looser development pattern and therefore a less formal and more verdant neighbourhood fringe with straight routes across the phase that include a strong building line to emphasise wayfinding. The new homes are arranged as perimeter blocks that create a positive outlook and an active frontage to the street, mainly comprising semi detached family housing and detached houses on the street corners, set within plots that allow for small front gardens and on-plot parking provision to the side of each property. These private front amenity areas will be clearly defined from the public areas through the use of low level boundary vegetation, avoiding the hard edge that would be created by timber bollards or post and rail fencing. Only two storey houses are used so that there is a consistency to the roofscape that runs parallel to the edge of the street.

ARCHITECTURAL DETAILS

Repeating details are the key to creating a sense of place, with a single brick colour, single roof tile, cream render and matching doors, windows and porch designs.



SUMMARY OF ARCHITECTURAL DETAILS	
WINDOWS	uPVC casement windows with horizontal glazing bars to the street elevation.
HEADERS & CILLS	Splayed heads and brick cills, using the same brick as the main brickwork.
DOORS & CANOPIES	Two thirds (two panel) glazed front door, with a flat canopy.
BRICK DETAILING	Projecting courses between ground and first floors.

PRIMARY MATERIALS PALETTE

A mixture of buff brick with grey roof tiles and red brick with red roof tiles, plus cream render.



CA4 - DWELLINGS FRONTING COUNTRYSIDE

BUILT FORM

This character area occurs where residential development overlooks open countryside, where the visual impact of new development may be greatest. Irregular building line around the fringes of the site with dwellings arranged informally with a varied building line to soften the transition from urban to rural environments, including the use of traditional building forms so that the pitched roofs can be read from a distance, lower density development and building heights restricted to two storeys. Predominantly semi-detached building forms are used so that the frontage to the open space can comprise a gable to add scale and a set back cross wing to widen the frontage. A mixed palette of materials is proposed to be used, adding to the interest when viewed from a distance and creating a “splash” of colour behind the landscaped edge to the public open space.

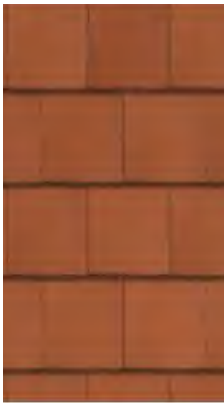
SUMMARY OF ARCHITECTURAL DETAILS	
WINDOWS	uPVC casement windows with horizontal glazing bars to the street elevation.
HEADERS & CILLS	Splayed heads and brick cills, using the same brick as the main brickwork. Cast drip moulds and integrated cills to rendered plots.
DOORS & CANOPIES	Two thirds (two panel) glazed front door, with a flat canopy.
BRICK DETAILING	Projecting courses between ground and first floors. Omitted from rendered plots.

PRIMARY MATERIALS PALETTE

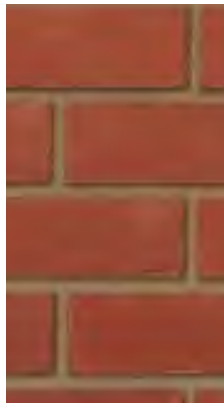
A mixture of buff brick with grey roof tiles and red brick with red roof tiles, plus cream render on corner-turning plots.



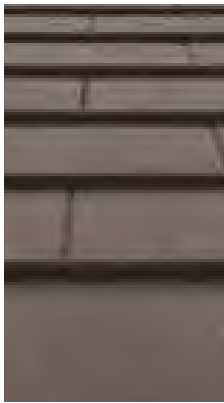
Cream
Render



Red Roof
Tiles



Red Brick



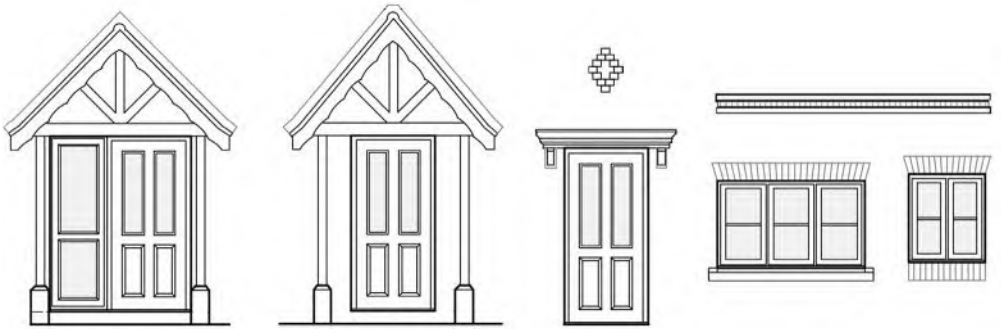
Grey Roof
Tiles



Buff Brick

ARCHITECTURAL DETAILS

Elements of symmetry are used to create interest when viewed from a distance, although it is intended that variation is retained to reflect the character of the older parts of Burwell and to avoid a homogenous appearance when viewed from a distance.



5.5

SUSTAINABILITY

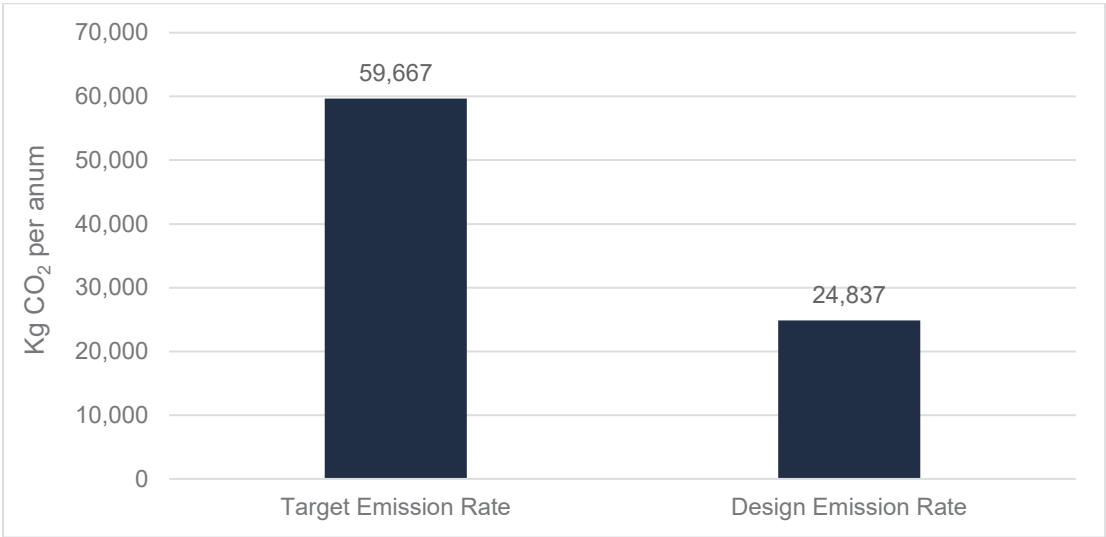
The applicant demonstrates commitment to delivering the energy standard guidance for Burwell, Millstone Park, Phase 4 Self Build:

- The applicant proposes to achieve high levels of sustainability and emission reductions which exceeds building regulation and East Cambridgeshire District Council requirements.
- This energy standard is delivered through a fabric-first approach to design and renewable energy.
- The applicant proposes to install ASHP’s to all properties to serve the heating and hot water demand.
- The scheme has been designed to meet a total reduction in CO2 emissions of 58.37%. Which far exceeds Building Regulation Requirements. The reductions are closer to those predicted for the future home requirements than current building regulation requirements.
- The scheme has been designed to achieve the enhanced water requirements of 125 litres per person per day, in line with Policy ENV4.

A combination of demand-reduction measures, energy-efficiency measures, low-carbon heating and renewable energy will deliver the Applicant’s target for on-site reduction in energy demand.

Fabric first: Demand-reduction measures	• Energy-efficient building fabric and insulation to all new heat loss floors, walls and roofs. • High-efficiency double-glazed windows throughout. • Quality of build will be confirmed by achieving good air-tightness results to new build dwellings. • Efficient-building services including high-efficiency heating systems. • Low-energy lighting throughout the development.
Low-carbon & renewable energy	• ASHPs will provide the Heating and Hot water demand to all properties, the assessment is based on the Mitsubishi Ecodan.

TABLE SHOWING THE MEASURES INCORPORATED TO DELIVER THE ENERGY STANDARD.



HOW THE DEVELOPMENT MEETS THE ENERGY STANDARD ADL2021.

	CO ₂ emissions	
	Kg/CO ₂ per annum	% reduction
Target Emission Rate: Compliant with ADL 2021	59,667	-
Design Emission Rate: Fabric first: Demand-reduction measures and renewable energy	24,837	85.78%
Total savings	34,831	58.37%

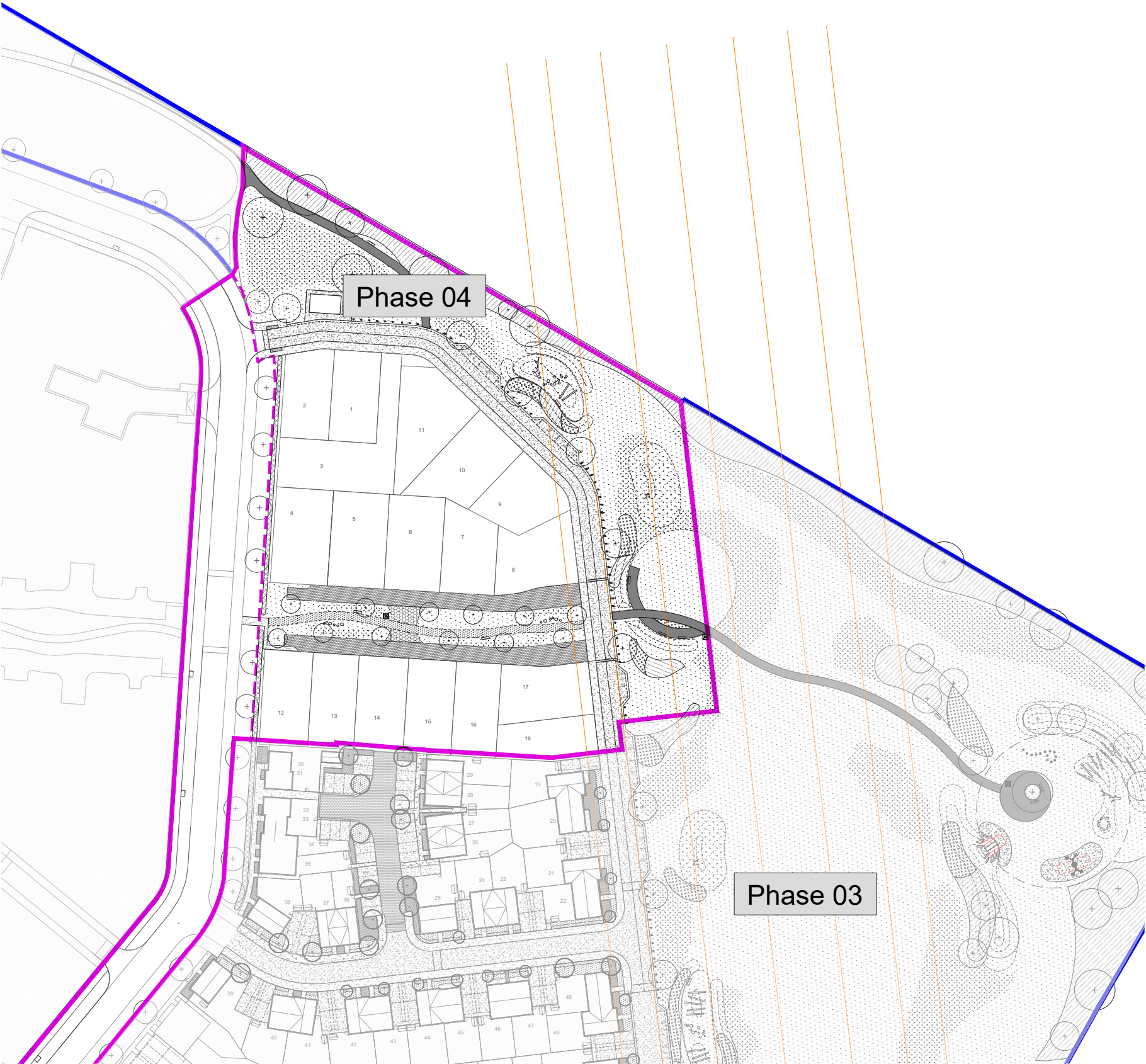
CALCULATED REDUCTION IN CO2 EMISSIONS AND THE PERCENTAGE REDUCTION IN KWH OVER ADL 2021.



6.0 DESIGN CODE / PLOT PASSPORTS

6.0

PHASE 4 SELF BUILD PLOTS SUBDIVISION



DESIGN CODE / PLOT PASSPORTS

PLOT PASSPORT

PLOT 01

(Phase 5.1)

Plot Size:

280 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1 DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT PLOT 02

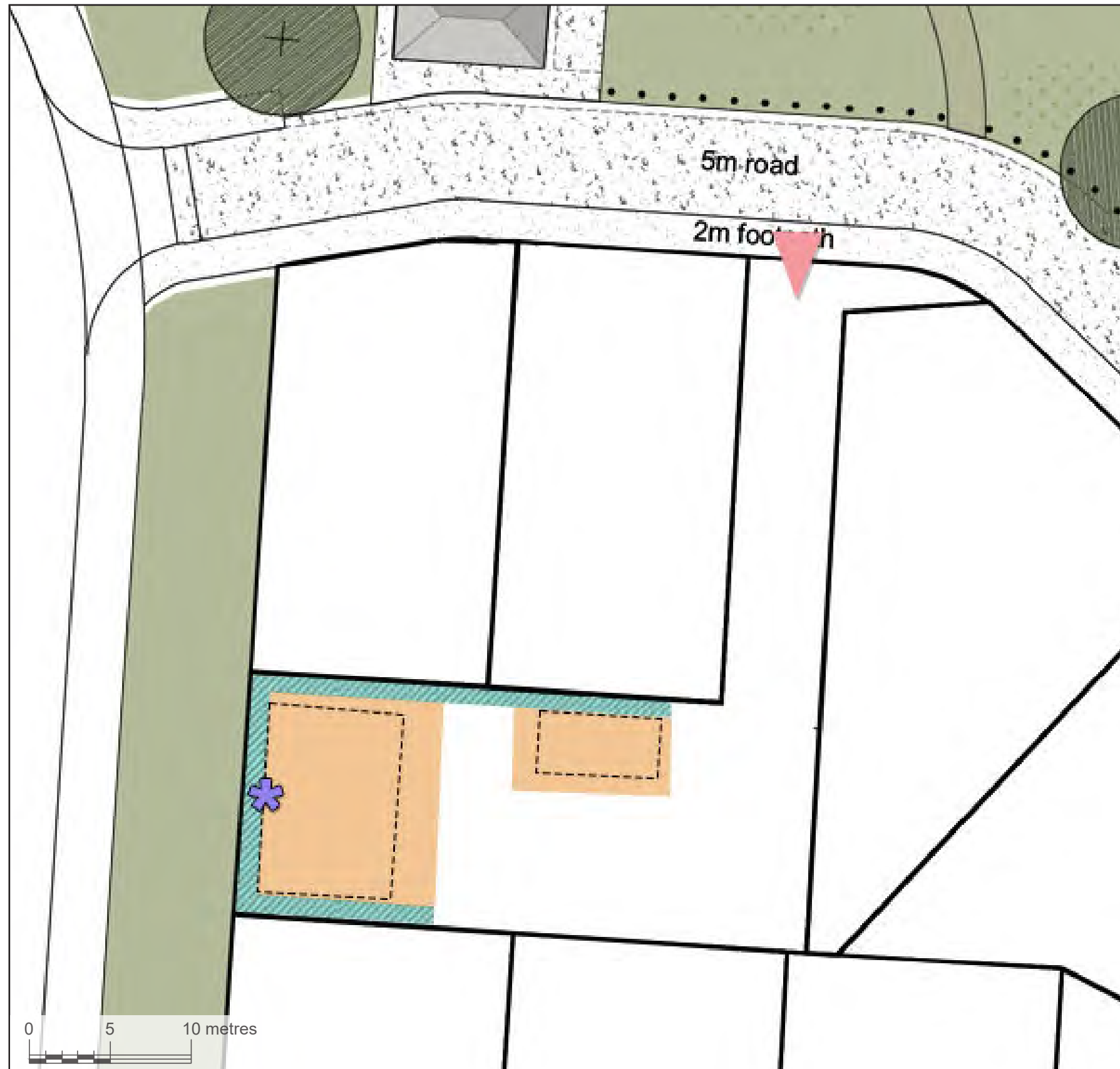
(Phase 5.2)

Plot Size:

276 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- ▲ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT PLOT 03

(Phase 5.3)

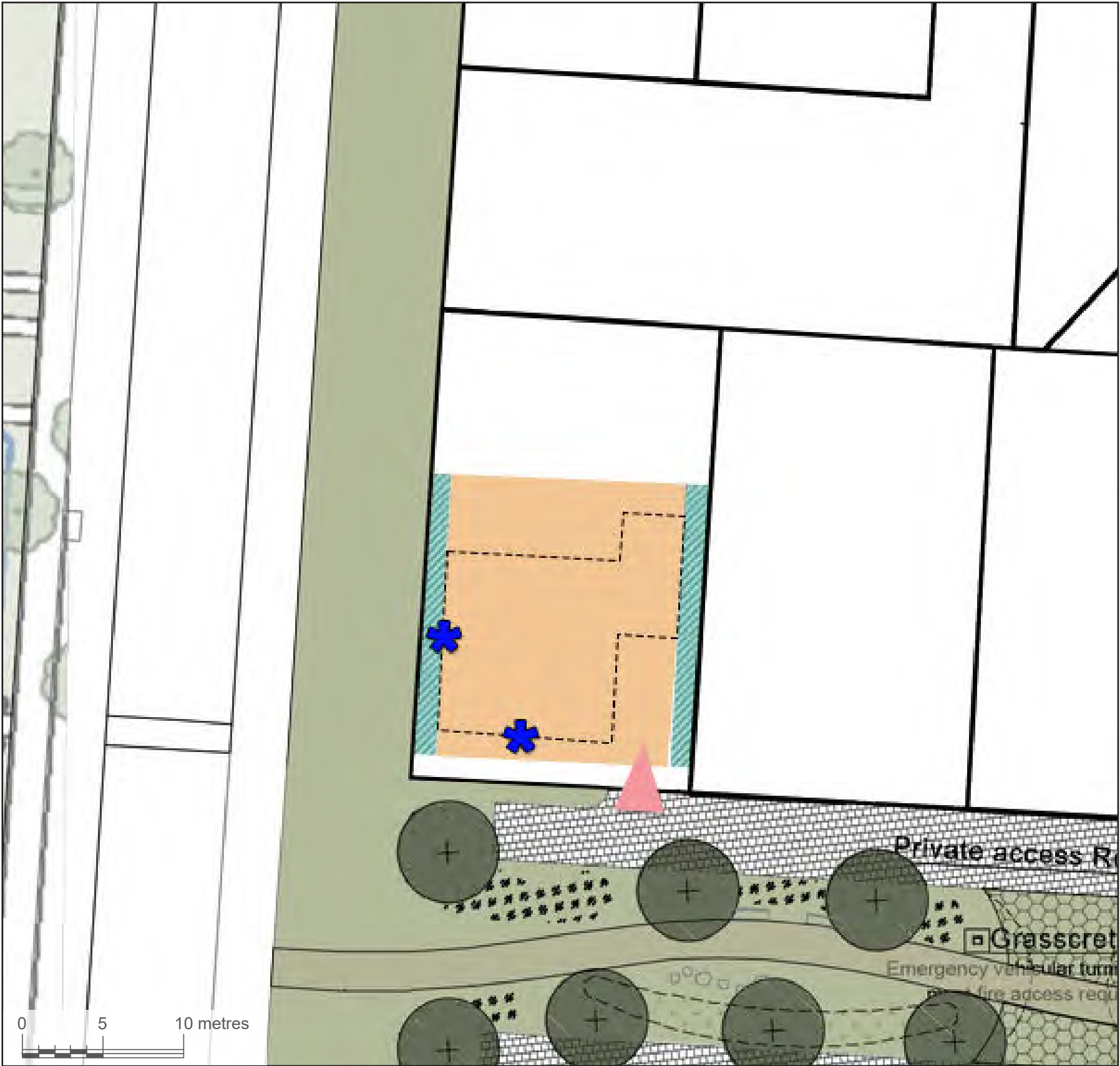
Plot Size:

497 sqm (0.12 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 04

(Phase 5.4)

Plot Size:

354 sqm (0.09 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT **PLOT 05** *(Phase 5.5)*

Plot Size:
 347 sqm (0.09 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 06

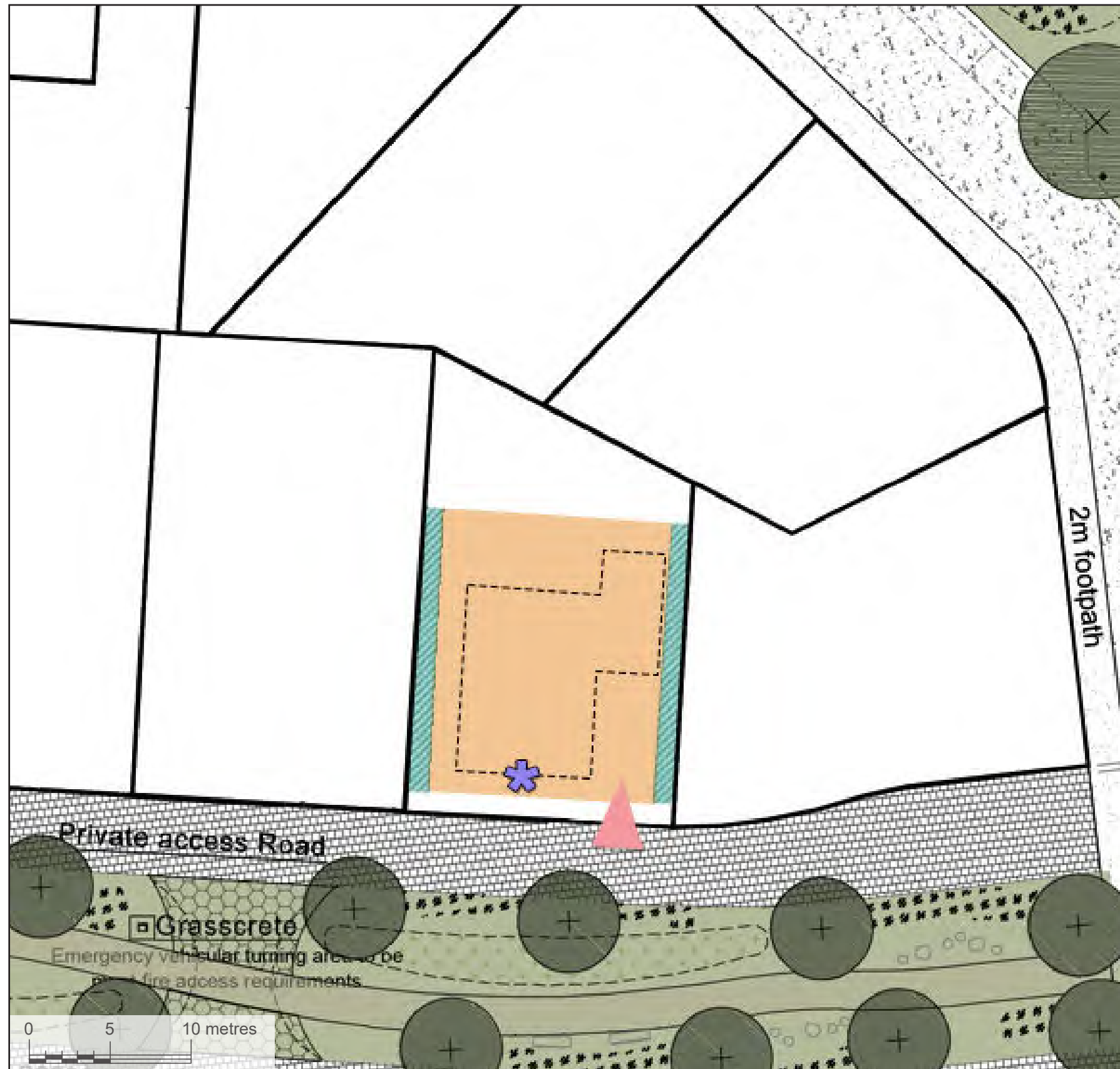
(Phase 5.6)

Plot Size:

343 sqm (0.08 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT PLOT 07

(Phase 5.7)

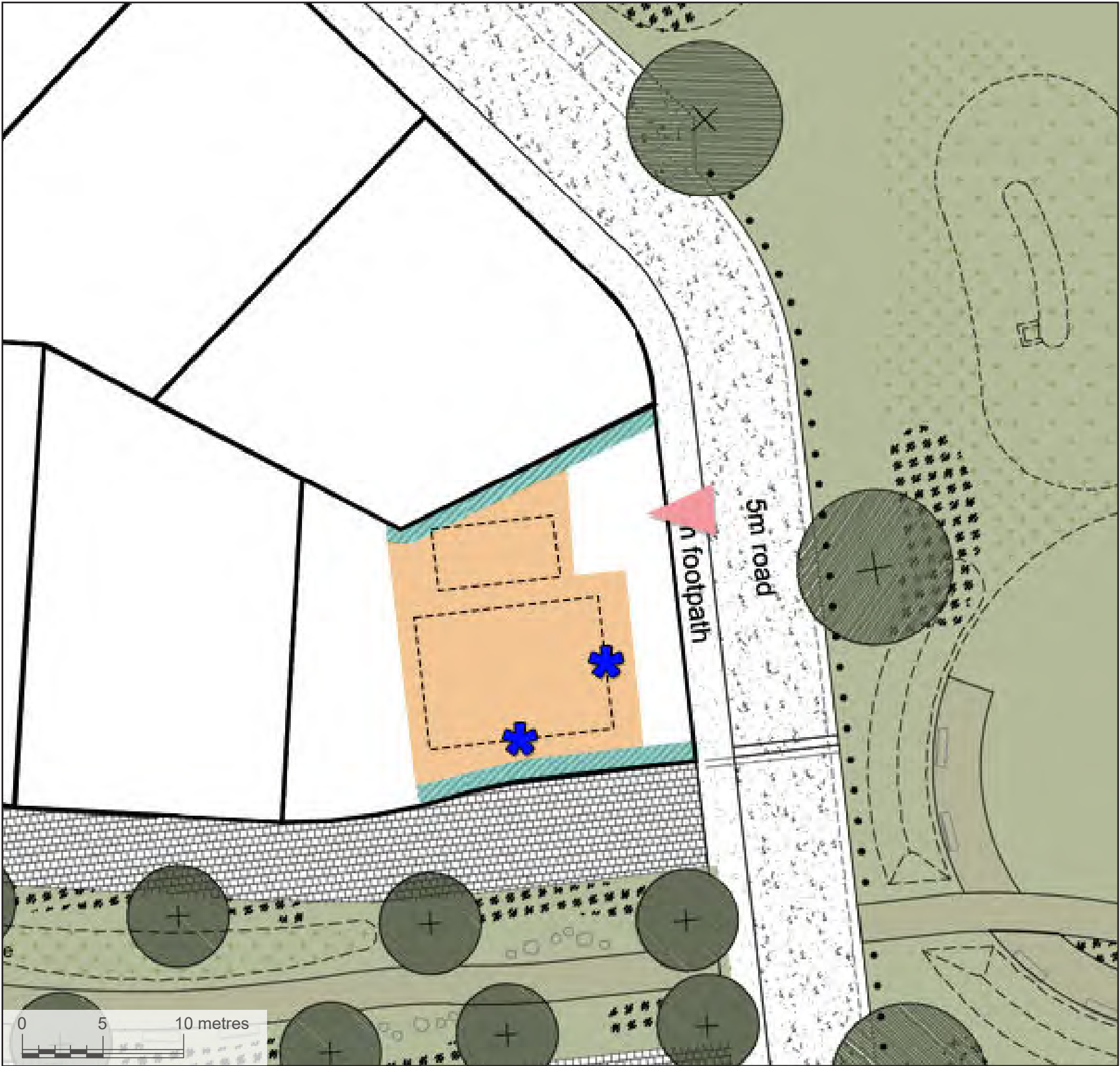
Plot Size:

292 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 08

(Phase 5.8)

Plot Size:

332 sqm (0.08 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT

PLOT 09

(Phase 5.9)

Plot Size:

300 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 10

(Phase 5.10)

Plot Size:

368 sqm (0.09 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT PLOT 11

(Phase 5.11)

Plot Size:

405 sqm (0.10 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- ▨ Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 12

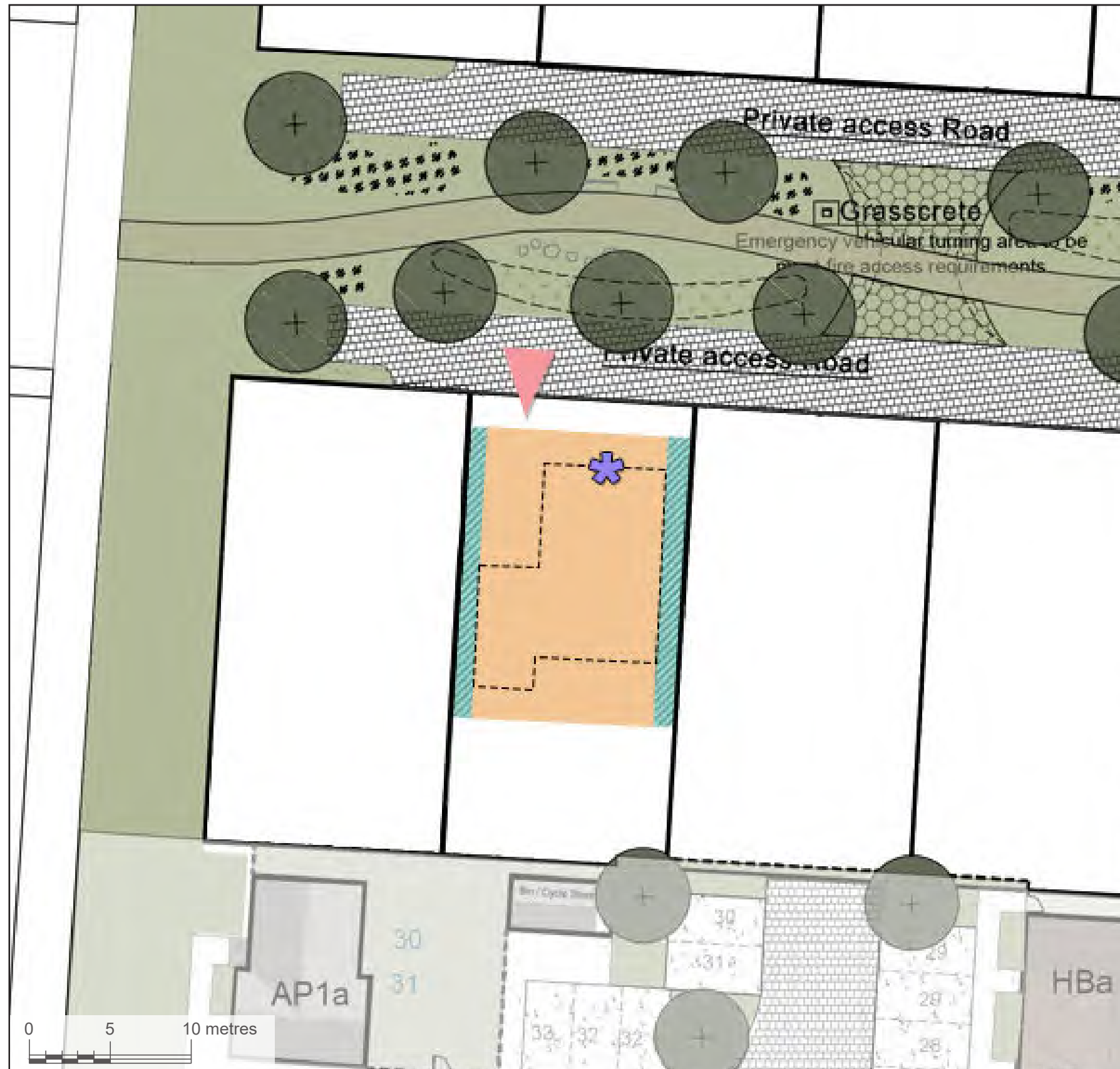
(Phase 5.12)

Plot Size:

299 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT PLOT 13

(Phase 5.13)

Plot Size:

282 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 14

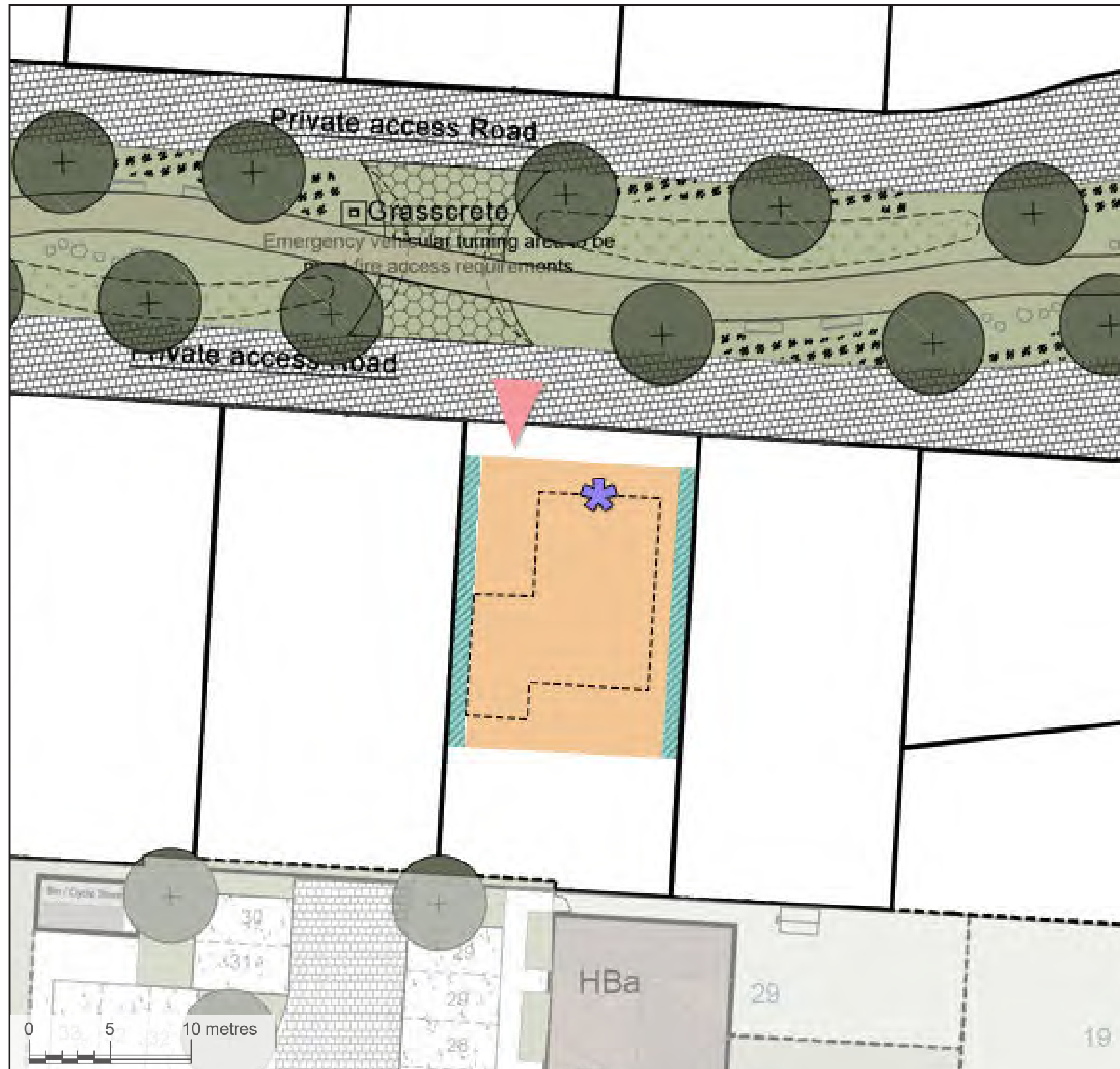
(Phase 5.14)

Plot Size:

304 sqm (0.08 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT PLOT 15

(Phase 5.15)

Plot Size:

293 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- ▶ Approved Access
- ✱ Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 16

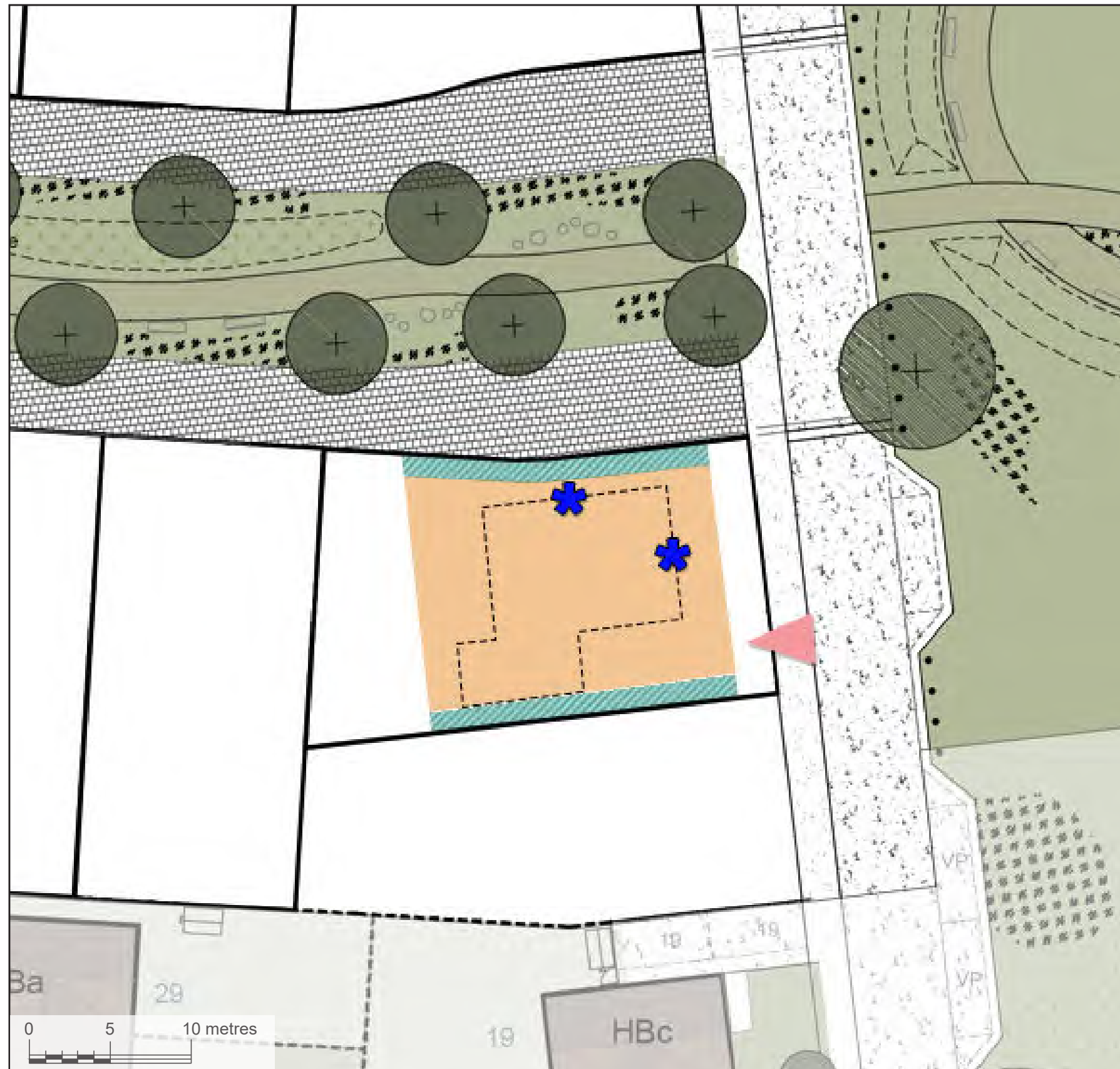
(Phase 5.16)

Plot Size:

276 sqm (0.07 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





PLOT PASSPORT

PLOT 17

(Phase 5.17)

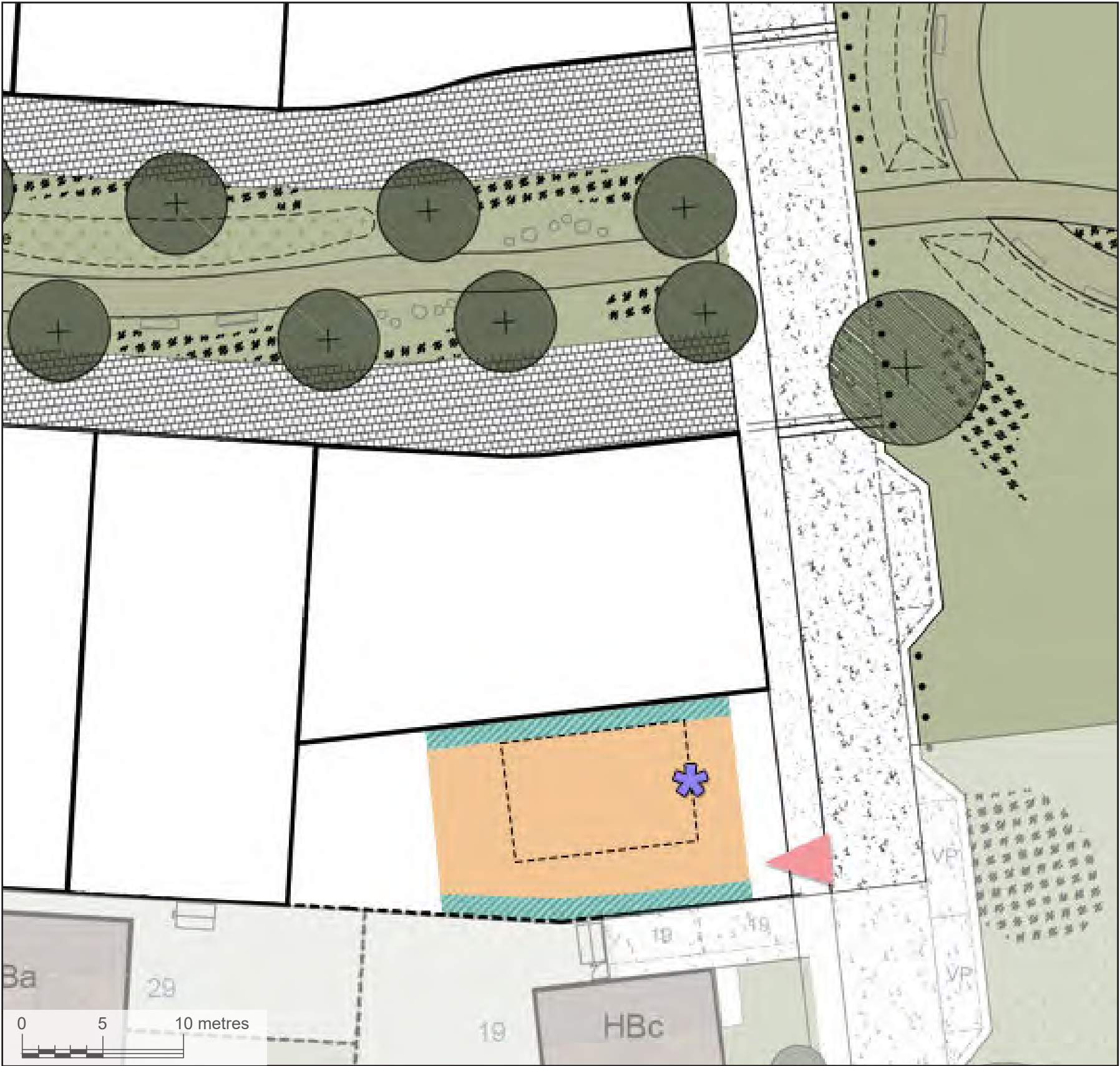
Plot Size:

326 sqm (0.08 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance



6.1
DESIGN CODE / PLOT PASSPORTS



PLOT PASSPORT
PLOT 18

(Phase 5.18)

Plot Size:

256 sqm (0.06 Acres)

- Plot Boundary
- Suggested Build Zone
- Approved Access
- Principal Elevation
- Indicative Area Of A Dwelling
- Minimum 1000mm Clearance





7.0 CONCLUSION

7.0 CONCLUSION

The proposed scheme for the site has been designed to take account of the constraints and opportunities presented by the site and the Development Framework Plan and Phasing Plan approved through the outline planning permission. Details of the new homes will follow on a plot-by-plot basis but the infrastructure and the Plot Passports set out in this statement will ensure that each house can have its own character but that care is taken to ensure that the scheme successfully manages the transition from the existing built up area to the west, through the new homes, to form the new north eastern corner of the village. Where applicable, the stage has been set to ensure that the detailed designs for each plot accord with the requirements of the National Planning Policy Framework and East Cambridgeshire District Council's development management policies.

The phase is split into three character areas that are defined by the Design and Access Statement submitted as part of the application for outline planning permission, delivering a distinct appearance for the edge facing outwards to the countryside and the streets that link into the spine roads. The streets and the boundaries between the public and private realms are well-defined and care has been taken to ensure that the detailed schemes deliver surveillance and informal policing, minimising potential opportunities for crime and anti social behaviour. The road hierarchy will be reflected in the form of the new homes, making the streets legible and offering assistance to navigation and wayfinding. The infrastructure and the Plot Passports ensure that the new family homes will be created in a pleasant environment that includes landscaped front gardens, semi-private cul de-sac streets and a relatively low density of development that reflects the character anticipated when the outline planning permission was granted on land allocated for residential growth in the local plan.

In short, this submission of reserved matters for the approval of the infrastructure to support the creation of 18 self-build homes on Phase 4 is consistent with national and local planning policy and there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme. Facilitating the delivery of 18 self-build homes secures an important community benefit secured by the outline planning permission, will make efficient use of land available for development, create a scheme with a sense of place and deliver new homes as part of the strategic growth on the east side of Burwell that is secured in the adopted local plan. As such, this application to address the reserved matters pursuant to the outline planning permission should be approved without delay.



PHASE 4 AND 5 ILLUSTRATIVE MASTERPLAN

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