



ILLUSTRATION

WHAT THE SITE MIGHT LOOK LIKE...



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INTRODUCTION

Potton Ltd proposes to provide 38 fully serviced plots for purchasers to self-build individually designed homes using Potton Ltd build systems.

Governed by the outline designs and vision of the Design Guide the houses can be tailored to meet individual budgets, design requirements and specification. The process offers a choice of build systems and build routes and provides an opportunity to increase equity, lowering risk whilst enabling the purchaser to build their style of home, tailored to their needs and not those of a conventional developer.

Having satisfied the requirements of the Authority's Register as part of the Self Build and Custom Housebuilding Act, Plot Purchasers will be able to customise and construct their own Potton home.

Potton offer a full Design and Planning service to plot purchasers to enable the creation of a dwelling design based on their specific requirements, taking into account the Design guide as referred to within the Outline Planning Approval and any relevant Condition contained within the Approval.





Potton are part of the Kingspan Group plc and specialise in the design and construction of timber framed homes for the custom build and self-build markets, for people who want to have a say in the design of their home. The company was founded in 1964 and became part of the Kingspan Group in 2006. To date, Potton have built some 6,000 homes and have a database of over 50,000 people who have registered an interest in building a Potton home.

Potton will assist in the design and planning of your home and will supply the KTS insulated timber frame system, together with doors and windows, and more if required.

The Great Gransden development will feature a new Sales Centre with five new homes to view to take inspiration to build your new home.

n.b. Sales Centre subject to separate planning application.



CONTEMPORARY STARTER
3 bed 120m²

CONTEMPORARY HOUSE
4 bed 174m²

BESPOKE BARN
5/5 bed 270m²



RECTORY
4 bed 236m²

GRANSDEN
4 bed 300²



SELF-BUILD AND CUSTOM HOUSEBUILDING ACT 2015

As of April 1st 2016, each relevant authority must keep a public register of individuals and associations who are seeking to acquire serviced plots of land in order to build houses to occupy as homes.

Each authority must have regard to each register when carrying out their functions relating to:

- Planning
- Housing
- Disposal of Authority land
- Regeneration



THE SITE

The site is located to the North of Great Gransden and sits to the East of Eltisle Road. Great Gransden is a civil parish and village in the Huntingdonshire district of Cambridgeshire. It is located 18km West of Cambridge.

The site has rail transport links from St Neots and Sandy along the Great Northern line. There are bus links from Fox Street, 0.24km from the site, providing connection between Cambourne, Gamlingay, St Neots and The Hatleys. There are good road connections from Great Gransden, with the B1040 and the B1046 connecting to the A428 and A1198.

Great Gransden is notable for the oldest post mill in England. The older centre of the village consists of cottages grouped around the 16th Century Great Gransden Church. In the 2011 Census, the population of the village was 1023 people.

The site is currently home to the Potton Factory. Alongside the proposed development, the factory buildings and offices will be demolished and relocated to a more efficient location. The proposed development will utilise the existing access and retain the trees and vegetated border to the site where appropriate.



SITE CONNECTIONS



The site is well connected for pedestrian access to the local amenities such as the convenience store, the recreation ground, the school, the church and the pub. There is a footpath track adjacent to the site, which offers an opportunity to create a new foot link into the site. A new footpath link to the village centre is also proposed as part of the scheme.

There is nearby access to bus routes 28 and 2C which travels between St Neots, Gamlingay, Cambourne and The Hatleys. The railway station at St Neots is approximately 11.5km away from the proposed site and can be accessed via car or bus, providing national public transport links.



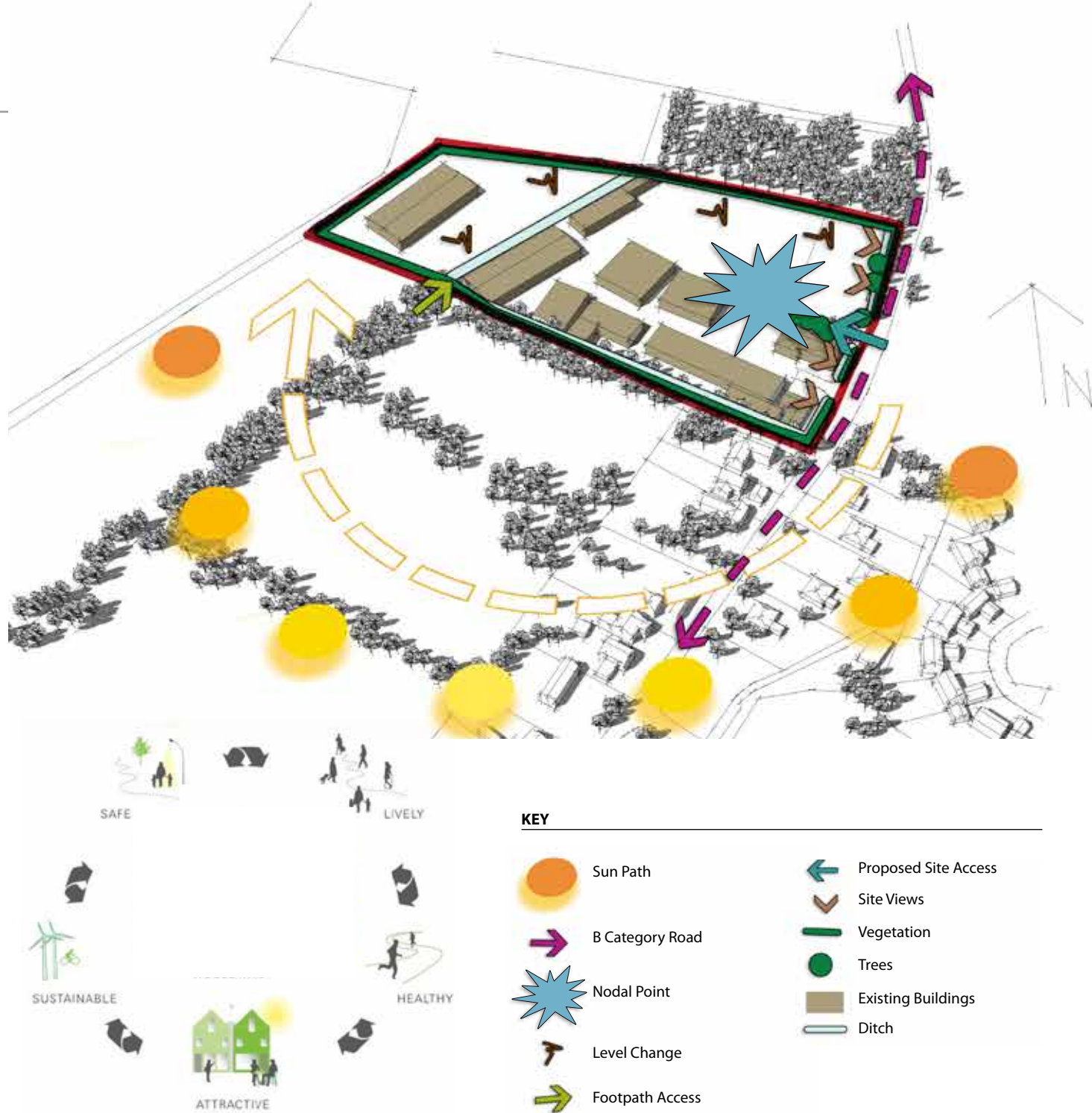
SITE CONSTRAINTS AND OPPORTUNITIES

The site and its immediate vicinity provide a number of constraints and opportunities shown in the diagram to the right, which have been addressed within the proposed development:

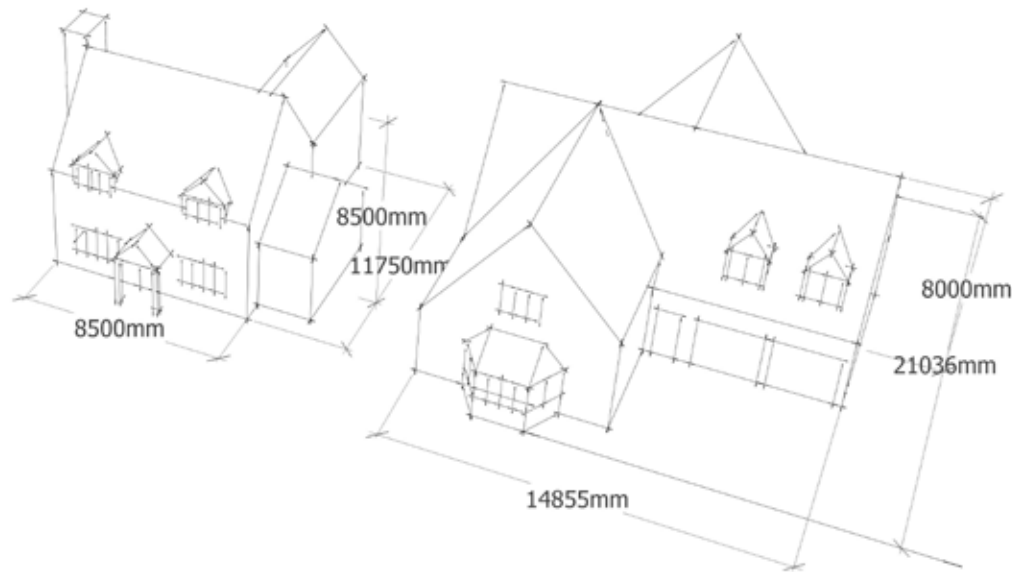
- There are existing factory, warehouse and office buildings on the site, which will need to be demolished as part of the development
- Eltisleys Road is a B category road and therefore the site is open to traffic and noise pollution, retaining the vegetated boundary surrounding the site will reduce the effects of this
- There is a ditch running through the site, which can be reconsidered during the development of a drainage strategy for the new proposal
- There are a number of trees and hedgerows surrounding the site, where appropriate these will be retained
- The site falls by c. 3.5m from Eltisleys Road to the rear of the site

The site also provides a number of opportunities:

- The site offers opportunities to create both large and small plots which will offer variation across the site and a wide scope for the Custom Build housebuilders
- The trees surrounding the site boundary will be retained to create a sheltered and private development
- The site offers the opportunity for phased development with separate access for residents and service vehicles
- The site will continue the existing residential development fronting onto Eltisleys Road
- Surrounding footpaths can be extended into the site offering new foot connections for the residents to the village centre



MASSING

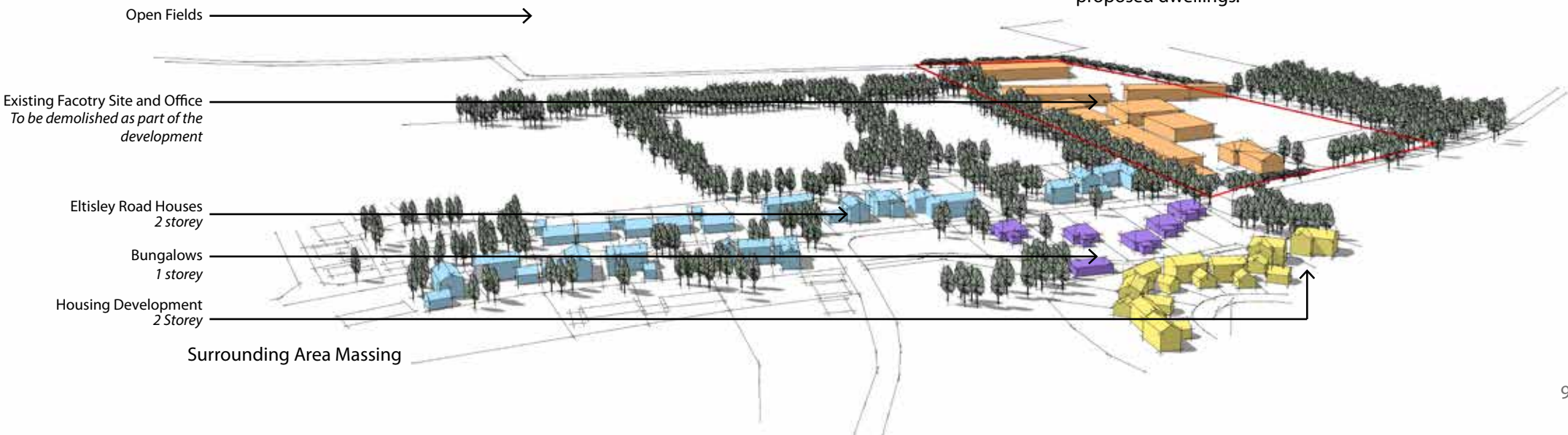


Indicative proposed dwellings

The diagram below explores the massing of the area surrounding the site, demonstrating how the proposed residential development will fit into the surroundings in comparison to the scale of the existing factory buildings.

The site sits along Eltisley Road, with surroundings consisting of large individual residential plots, 2 storey housing developments, a 1 storey bungalow development, and open fields. The dwellings along Eltisley Road are surrounded by landscaped areas, fields, hedgerows and trees. With this in mind, the proposal will retain the existing planted boundary and encourage new landscaping within the proposal to continue the rural appearance of the Great Gransden area.

The site is currently occupied by factory and warehouse buildings, alongside associated 2 storey offices. The total site area is 2.86 Ha. As part of the proposal, the existing factory buildings will be demolished and relocated; 40 residential properties of a smaller scale will be constructed. The diagram to the left is an indicative representation of the scale of the proposed dwellings.





1. View of the site



2. View of the site



3. View of Poplar Close
10



4. View of West Street

SITE PHOTOS

Photos of the site taken on Friday 20th January
2017.



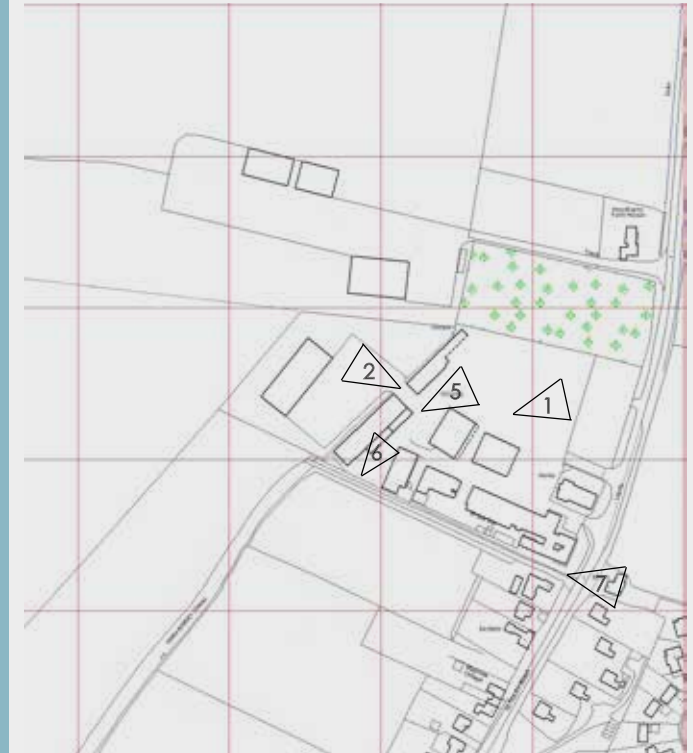
5. View of the site



6. Banking surrounding the site



7. View of the footpath adjacent to the site



REPORTS

FRA AND DRAINAGE STRATEGY

ref: MEC report 22996/10-17/5143



of Accommodation

the Plate 4.5
ATTENUATION BASINS

FLOOD ZONE

The site lies within Flood Zone 1 – less than 1 in 1000 annual probability of river or sea flooding (<0.1%).

SURFACE WATER

The site is identified as being low risk of Flooding from Surface Water. The sites built up nature acts as a source of surface water runoff for the neighbouring lands. Any reduction of runoff as a result of the development will be an improvement over existing conditions.

SOAKAWAYS

It is assumed that soakaways will not be viable for the development, but further soakage testing will be required at detailed design stage

SURFACE WATER

The surface water disposal strategy is to outfall to a pair of attenuation ponds before falling to the existing land drainage system that runs through the site and away towards the south-east. The attenuation ponds will be located to the adjacent paddock area.

FOUL WATER

Foul water will be disposed through a pumped connection to the existing public foul sewers under Elitsley Road to the south-east of the site.

REPORTS

TREE SURVEY

ref: Arbtech Tree Survey 10/10.2017

Arbtech undertook a survey of the site on 10th October 2017 in order to assess the condition of the trees on the site. The conditions of these trees were then recorded in a tables and annotated on a Tree Protection Plan

The trees surveyed on the site have been categorised as 'B' and 'C', defined as follows:

'Category B'

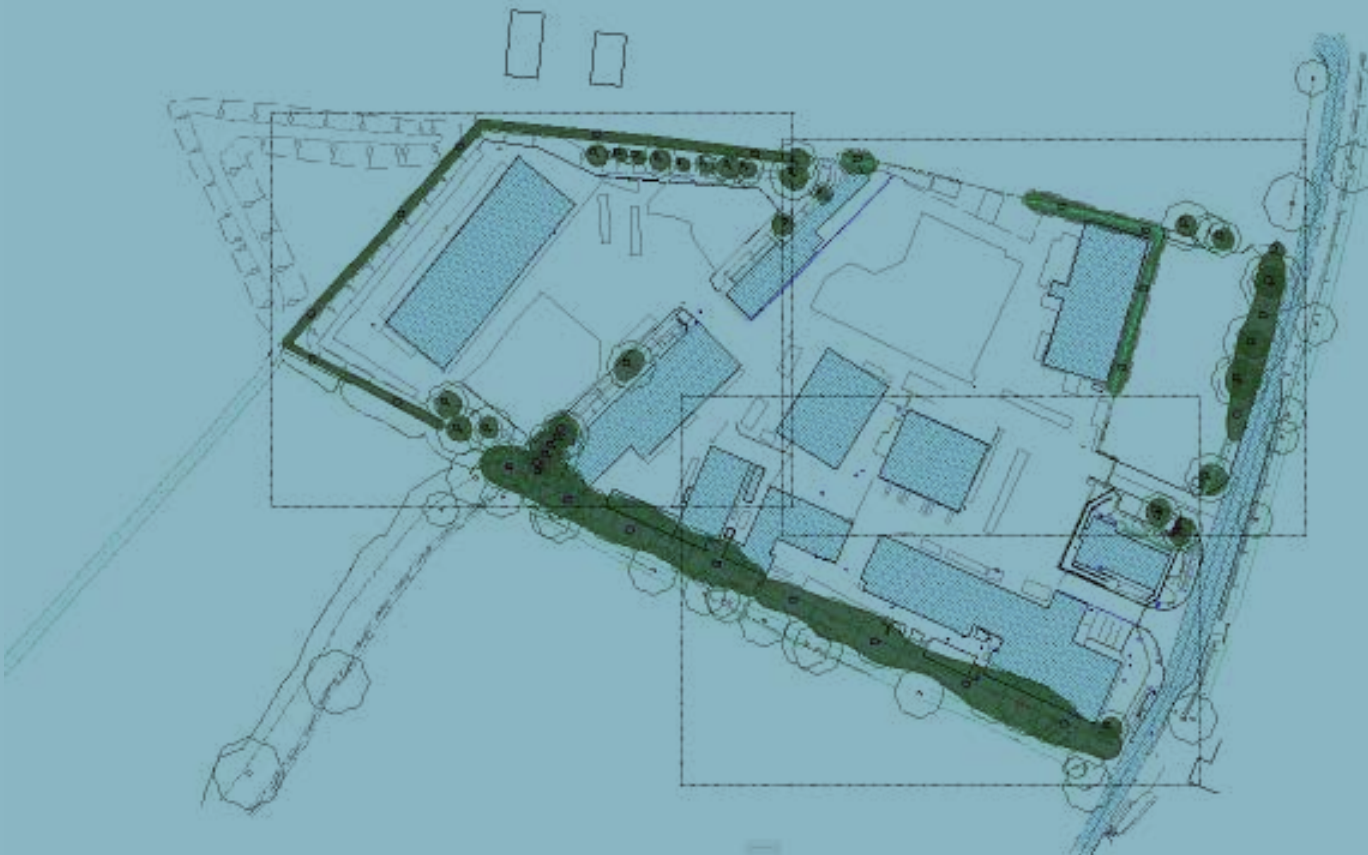
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

'Category C'

Trees of low quality with an estimated remaining expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

There are no trees identified on the site as being 'category A' - trees of high quality with an estimated remaining life expectancy of at least 40 years.

Where appropriate, the trees will be retained and protected during development. Some trees will be required to be removed as part of the development.



TREE SURVEY



REPORTS

HIGHWAYS STATEMENT

ref: MTC Highways Statement

The proposal is for the redevelopment of the Kingspan site off Eltisley Road, Great Gransden, with 38 dwellings.

The site access will be from Eltisley Road, as per the existing site access. The access will be a minimum of 5.5m wide with 2m footways on each side and 7.5m radii.

Vehicular generation of the proposed residential development is anticipated to be lower than the existing use of the factory site, with an estimated reduction of 64 movements during the Am Peak Period; 24 during the PM Peak Period; and 50 over the course of the day. Therefore there will be no detrimental impact upon the capacity of the local highway network.

In order to ensure the site is reasonably suitable, a new pedestrian footway connection will be provided in a southerly direction along Eltisley Road between the site and Fox Street. This will provide pedestrian linkage to the site and alleviate existing drainage issues on Eltisley Road in the vicinity of the Fox Street junction.

At present the planning application is outline only, however the layout has been designed in accordance with the local authority guidance on car parking provisions. It is recommended that tracking is to be provided at Full Detail Design stage to demonstrate that the layout is capable of accommodating all of the necessary vehicles, such as refuse trucks.

It has been adequately demonstrated that the proposed development can be accessed safely; a suitable pedestrian access link can be provided; and that traffic generation will be reduced, therefore there will be no adverse impact upon the local road network.

Paragraph 32 of the National Planning Policy Framework states:

“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

The report suggests that the proposed development will have no significant transport related impact and therefore there are no transport or highways related ground on which to object to the proposed redevelopment of the site.

REPORTS

ASSESSMENT OF NOISE IMPACT

ref: MAS/RGP/DTB/171206

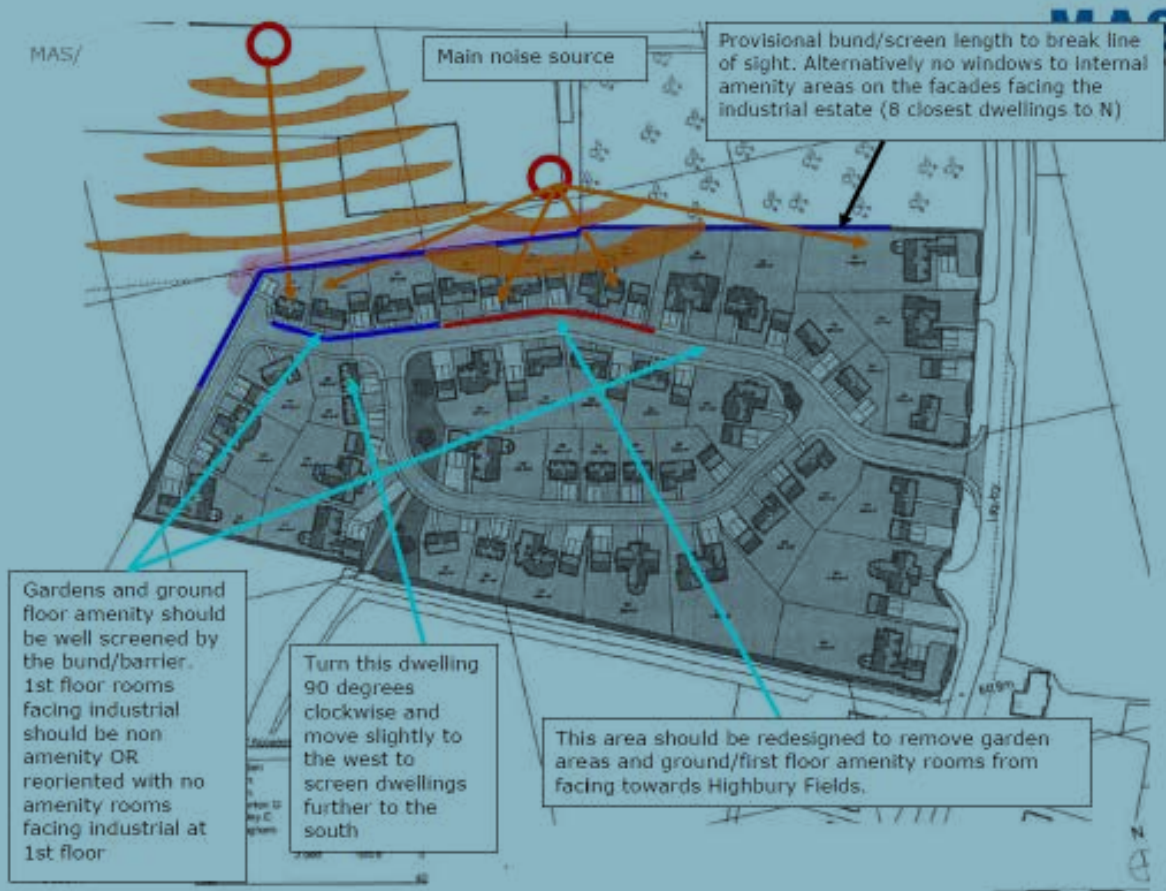
The application site for residential development is located in close proximity to established noise generating industrial uses. The development site is currently operational generating high levels of on-site noise.

The industrial noise generated by Highbury Fields is relatively low but frequent and contrains inherent acoustic features that attract attention. The noise generated could potentially cause annoyance to the listener, particularly in a home environment.

The noise measured at the boundary shows night time noise impact of +7dB which is likely to cause adverse impact. This can be mitigated with a 4m screen along the northern and western boundary. In daytime the assessment shows that the noise generated could reach +19dB to +22dB. The layout has been designed to reduce the impact of this by moving the plots away from the boundary of the site, and by avoiding having rear gardens backing on to the noise source.

The site is suitable, in principle, for residential development. There should be no conflict with any national or local planning policy and noise does not appear to be a reason for refusal.

It is recommended that additional noise assessments may be required through planning conditions, in order to confirm the required levels of mitigation including the final screen height and length. All recommendations have been taken into account through the process of designing the proposed layout.



NOISE SOURCES

THE PROCESS

Potton will deliver 38 serviced plots for purchase by Custom Builders. All infrastructure works including roads and sewers will be installed for each individual purchaser to complete and connect to, all in accordance with the Planning Consent.

FULLY SERVICED PLOTS

Each plot will have connections provided for electric, water and BT at a convenient point set at the back edge of the footpath adjacent to the drive indicated on the Design Guide Layout. Easy connection into the sustainable drainage system will be available within each plot.

Each plot will be prepared to a formation level 300mm below the finished ground floor level directed by the Design Guide to the footprint indicated on each Concept and extended by up to 2m subject to plot boundary.

Boundaries to plots will be defined by the following:-

- External boundaries by retained hedges or trees
- Boundaries adjacent to roads by finished edging.
- Divisional boundaries between plots by close boarded fencing and landscaping.

PLOT PURCHASER

Having satisfied the requirements of the Authority's Self-Build and Custombuild Register, Plot Purchasers will construct a personalised Potton home, following the rules included in the associated plot passport.

Potton offer a full Design and Planning service to plot purchasers to deliver architectural design, individual planning permission, building regulation submission, energy efficiency calculations and structural engineering services.

BUILD SYSTEM

Purchasers may choose from a choice of systems offering alternative windows, doors and stairs as well as thermal performance and options to add further products.

ROUTES TO BUILD

Purchasers may choose to manage the build themselves or take advantage of the extensive support services and partner network available from Potton, to utilize a Project Management Partner or Turnkey Build Partner.

THE DESIGN GUIDE

The Purchaser can therefore create a dwelling design based on their specific requirements, but taking into account the Design Guide as referred to within the Outline Planning Approval and any relevant Condition contained within the Approval.

The Design Guide describes a set of overall guidelines for the scheme and in particular sets expectations for the building form and external material specifications. This will include an indication of the maximum developable area and the build height restriction for each plot.

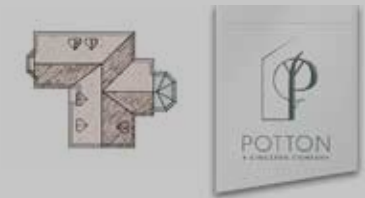
The Guide enables us to work with our customers and develop architectural designs for them safe in the knowledge that they will secure Detailed Planning Permission when submitted and give confidence to those granting Approval that expectations will be realised.

Potton will make a reserved matters application on behalf of each Purchaser to discharge each individual design, using a Plot Passport similar to the examples on pages 18-29. These passports demonstrate what a dwelling might look like if the rules of the plot passport are followed.

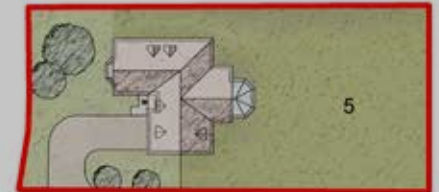
1 Plot



2 Provider and Idea



3 Personalisation



INDICATIVE SITE PLAN





PLOT RULES

-  **EXTENT OF PLOT OWNERSHIP**
Plot ownership
-  **REAR GARDEN**
Green space/ no build zone to rear
-  **FRONT GARDEN**
Green space to the plot frontage
-  **DRIVEWAY ACCESS**
Access to parking
-  **CAR PARKING**
Hard surfaced parking zone
-  **BUILD ZONE**
Area dwelling must sit within
-  **SINGLE STOREY BUILD ZONE**
Height restricted to 1-storey
-  **BUILDING LINE**
Closest proximity to highway edge
-  **PRIMARY FRONTAGE**
Required surveillance and
-  **SECONDARY FRONTAGE**
Required surveillance
-  **REAR FACADE ZONE**
Interface to garden zone - patio etc
-  **SUGGESTED PLANTED ZONE**
Planting/shrubs/small trees
-  **BOUNDARY TYPE**
Fence/Wall to match plot materials
-  **BOUNDARY OWNERSHIP**
Boundaries owned by the plot
-  **RETAINING FEATURE**
Retaining structure required

LPA RULES

PARKING: minimum 2 car parking spaces to be provided on plot with minimum size of 2.5m x 5.5m

DOUBLE GARAGE: minimum internal dimensions of 5.5m wide x 6m deep with clear opening width of 2.2m

SINGLE GARAGE: minimum internal dimensions of 3m wide x 6m deep with a clear opening width of 2.2m

CYCLE STORAGE: provision for safe storage of one bicycle per bedroom is required

BIN COLLECTION: Bin storage zone should be provided on plot with suitable access for bins to be collected from the highway edge

RESERVED MATTERS

The reserved matters application, supported by Potton, to the Local Planning Authority must be accompanied by:

- A written description of the proposed development
- A plan indicating the site and showing the location of the proposed development, at the appropriate scale
- Detailed plans showing access, appearance, scale, landscape and layout of the proposals at the appropriate scale
- Contact address, telephone number, email address

MATERIAL PALETTE

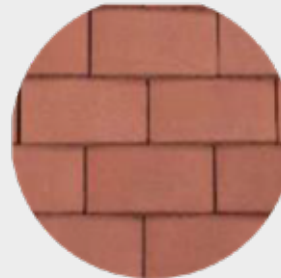
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RENDER

Pastel render colours



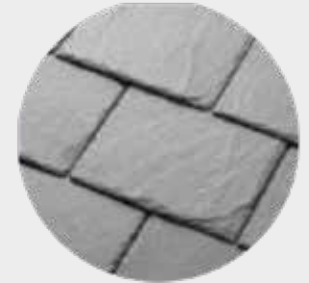
HANGING TILES

Including any variation of hanging tiles



CLAY TILES

Clay tile roof finish to match local materials



DARK SLATE

Dark quality slate to match local context



LIGHT BRICK

Traditional light brickwork to match local material



RED BRICK

Traditional red brickwork to match local material



TIMBER CLAD

Including any variation of timber cladding



TIMBER CLAD

Including any variation of timber cladding

RULES of your build...

Services - Each plot is to be provided with access to foul and surface water drainage and utilities connections, with service terminals for use during and after construction which is subject to final design approval

Boundary Treatments - Throughout the development, site boundaries will be provided of consistent materials, detailing and planting to foster a cohesive community atmosphere.

INDIVIDUAL PLOTS

Density - This plot is for one detached unit with no. of bedrooms shown on plot passport. The merging & subdivision of this plot is not permitted.

Separation - Although plot widths are sufficiently large to support generous 'freedom' of layout, all proposals should allow access for maintenance of buildings and boundaries. It is considered that the gap to side boundaries should be a minimum 1.5m.

Building Footprints - Your home must be built within the indicative 'build zones' illustrated on drawing 40901/001L. The footprint of your home does not need to fill the entire 'build zone' and can be positioned anywhere within it.

Materials - The choice of materials must comply with those shown in the materials palette. Sustainable sources will be recommended

Private Gardens - Rear garden sizes vary from plot to plot. 40901/001L. Suitable residential amenity is afforded to each plot in terms of privacy, overshadowing, outlook and garden sizes.

Parking - 2 car parking spaces must be provided on the plot and be a minimum of 2.5m x 5.5m in size. Parking bay locations will be designed in conjunction with the master plan and services layout (to follow). The minimum dimensions of garages is required to follow the LPA guidance.

Building Positions - Development will follow a general building line to their respective road frontage with primary windows facing front and rear, see drawing : 40901/001L. Precise building positions and footprints will ultimately be reviewed on a plot by plot basis. This will enable the individual requirements of each custom-builder to be duly considered whilst ensure that one dwelling does not unduly overlook, overshadow or over-dominated another. The build line must not be less than 2.5m from the plot boundary. The rear elevation must not be less than 10m from the rear boundary of the plot. All elevations facing the highway must provide an active frontage; corner plots to provide 'feature' elevations.

Site Boundary - On-plot hard landscaping will be required to act as retaining walls where the topography of the site requires (in accordance with engineers drawings) (works prior to Plot Sale by others). Soft planting will be required to enhance the overall design and privacy between plots. 1.8m high close-boarded fencing is envisaged to rear gardens. Front gardens will remain open and free from fence. Hedging planting to delineate ownership is acceptable up to a maximum of 1.1m in height.

Site Access - The provision and location of individual plot accesses will be fixed according to the primary infrastructure, as specified in the development master plans i.e. the proposed block plan and site drainage plan (to follow)

Renewable Energy - Renewable energy generation is encouraged with advice given on application.

Driveways and Paths - Materials used in the construction of private driveways and paths should complement those used in the common infrastructure, in accordance with the proposed drainage strategy.

Construction plan - All works will comply with the construction plan rules and regulations.

MASSING AND COMPOSITION

Number of Storeys - In keeping with the nature of changing levels of the site, the allowable storeys varies between 2 and 2.5, depending on which plot. See Individual Plot Passport for reference.

Finished Floor Level - The level of each dwelling will be set at 150mm above their existing mean plot ground level, as specified in the development master plans (i.e. the proposed block plan, site sections and site drainage plan).

Street Scene - Each subsequent Reserved Matters Application will be supported by an indicative street scene to demonstrate the scale of each dwelling relative to those already approved and/or envisaged. This will ensure that there are no adverse disparities between the corresponding scale and form of each respective dwelling.

Composition - Elevation heights and scales should be contextual. Other matters to consider include solar orientation; visibility from the street; day to- day functionality; individual plot layout; and, the relationship with adjacent social / communal spaces.

PLOT PASSPORT

41

Used by Potton, self build consultant, to make a reserved matters application

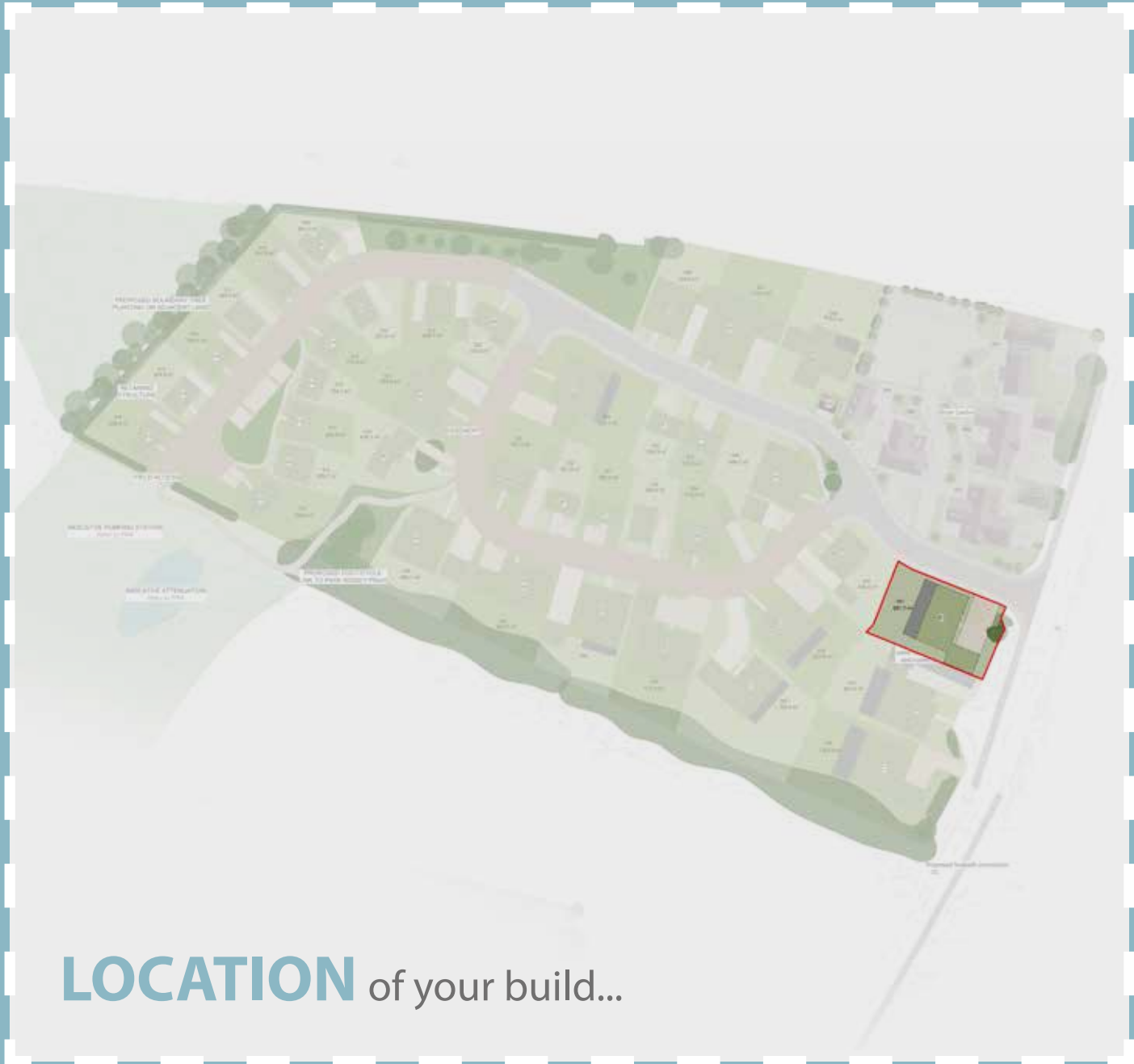
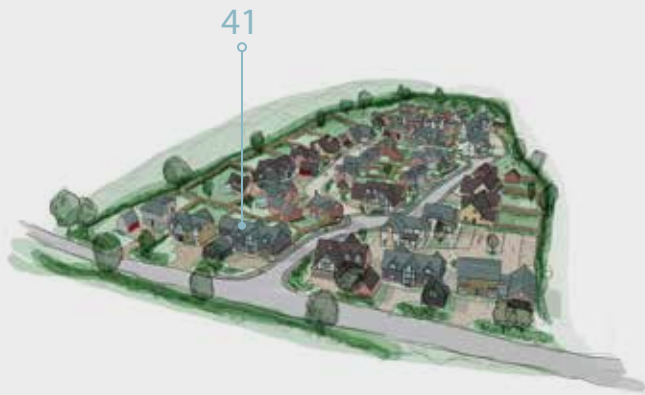
PLOT PROFILE

UNIT TYPE: SITE FRONTAGE

PLOT AREA: 681.7m²

INDICATIVE GIA: 270m²

MAX HEIGHT: 2.5 STOREYS



LOCATION of your build...



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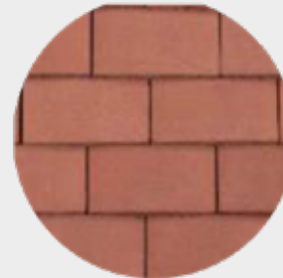
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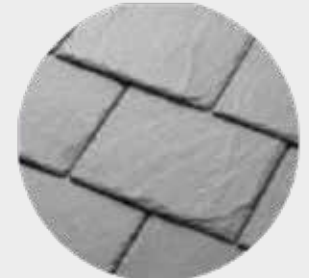
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Site Access - The provision and location of individual plot accesses will be fixed according to the primary infrastructure, as specified in the development master plans i.e. the proposed block plan and site drainage plan (to follow)

Renewable Energy - Renewable energy generation is encouraged with advice given on application.

Driveways and Paths - Materials used in the construction of private driveways and paths should complement those used in the common infrastructure, in accordance with the proposed drainage strategy.

Construction plan - All works will comply with the construction plan rules and regulations.

MASSING AND COMPOSITION

Number of Storeys - In keeping with the nature of changing levels of the site, the allowable storeys varies between 2 and 2.5, depending on which plot. See Individual Plot Passport for reference.

Finished Floor Level - The level of each dwelling will be set at 150mm above their existing mean plot ground level, as specified in the development master plans (i.e. the proposed block plan, site sections and site drainage plan).

Street Scene - Each subsequent Reserved Matters Application will be supported by an indicative street scene to demonstrate the scale of each dwelling relative to those already approved and/or envisaged. This will ensure that there are no adverse disparities between the corresponding scale and form of each respective dwelling.

Composition - Elevation heights and scales should be contextual. Other matters to consider include solar orientation; visibility from the street; day to- day functionality; individual plot layout; and, the relationship with adjacent social / communal spaces.

PLOT PASSPORT

11

Used by Potton, self build consultant, to make a reserved matters application

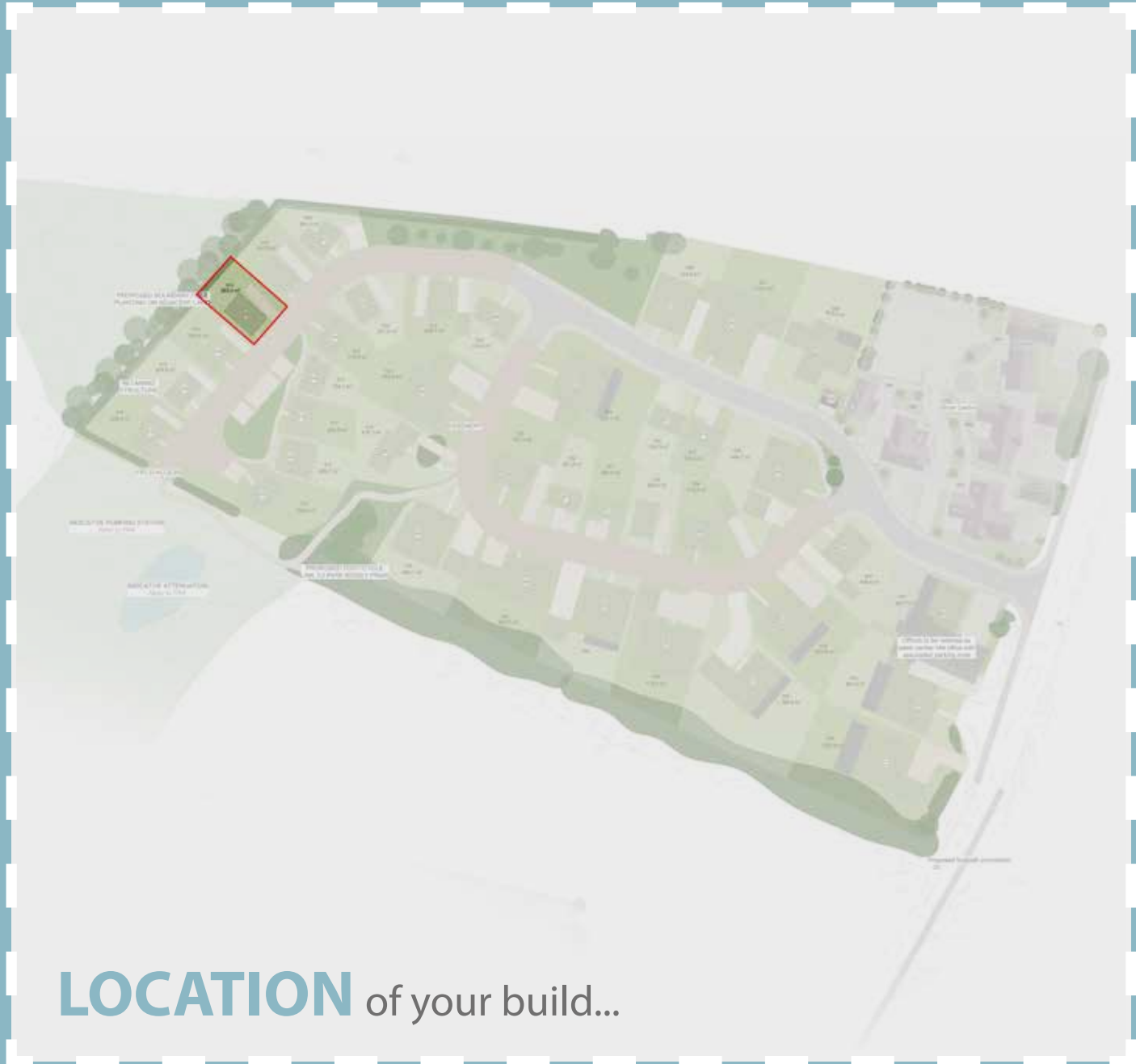
PLOT PROFILE

UNIT TYPE: SITE REAR

PLOT AREA: 283m²

INDICATIVE GIA: 120m²







MAX HEIGHT: 2.5 STOREYS



LOCATION of your build...



PLOT RULES

-  **EXTENT OF PLOT OWNERSHIP**
Plot ownership
-  **REAR GARDEN**
Green space/ no build zone to rear
-  **FRONT GARDEN**
Green space to the plot frontage
-  **DRIVEWAY ACCESS**
Access to parking
-  **CAR PARKING**
Hard surfaced parking zone
-  **BUILD ZONE**
Area dwelling must sit within
-  **SINGLE STOREY BUILD ZONE**
Height restricted to 1-storey
-  **BUILDING LINE**
Closest proximity to highway edge
-  **PRIMARY FRONTAGE**
Required surveillance and
-  **SECONDARY FRONTAGE**
Required surveillance
-  **REAR FACADE ZONE**
Interface to garden zone - patio etc
-  **SUGGESTED PLANTED ZONE**
Planting/shrubs/small trees
-  **BOUNDARY TYPE**
Fence/Wall to match plot materials
-  **BOUNDARY OWNERSHIP**
Boundaries owned by the plot
-  **RETAINING FEATURE**
Retaining structure required

LPA RULES

PARKING: minimum 2 car parking spaces to be provided on plot with minimum size of 2.5m x 5.5m

DOUBLE GARAGE: minimum internal dimensions of 5.5m wide x 6m deep with clear opening width of 2.2m

SINGLE GARAGE: minimum internal dimensions of 3m wide x 6m deep with a clear opening width of 2.2m

CYCLE STORAGE: provision for safe storage of one bicycle per bedroom is required

BIN COLLECTION: Bin storage zone should be provided on plot with suitable access for bins to be collected from the highway edge

RESERVED MATTERS

The reserved matters application, supported by Potton, to the Local Planning Authority must be accompanied by:

- A written description of the proposed development
- A plan indicating the site and showing the location of the proposed development, at the appropriate scale
- Detailed plans showing access, appearance, scale, landscape and layout of the proposals at the appropriate scale
- Contact address, telephone number, email address

MATERIAL PALETTE

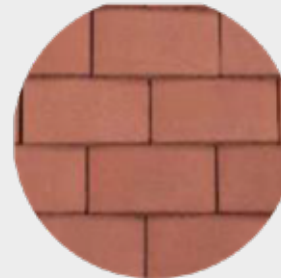
S 0500-N

0105 Y10R

0505 Y30R

RENDER

Pastel render colours



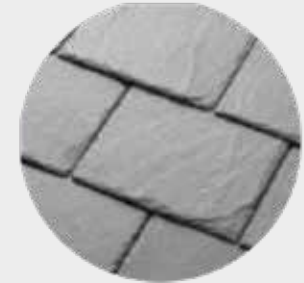
HANGING TILES

Including any variation of hanging tiles



CLAY TILES

Clay tile roof finish to match local materials



DARK SLATE

Dark quality slate to match local context



LIGHT BRICK

Traditional light brickwork to match local material



RED BRICK

Traditional red brickwork to match local material



TIMBER CLAD

Including any variation of timber cladding



TIMBER CLAD

Including any variation of timber cladding

RULES of your build...

Services - Each plot is to be provided with access to foul and surface water drainage and utilities connections, with service terminals for use during and after construction which is subject to final design approval

Boundary Treatments - Throughout the development, site boundaries will be provided of consistent materials, detailing and planting to foster a cohesive community atmosphere.

INDIVIDUAL PLOTS

Density - This plot is for one detached unit with no. of bedrooms shown on plot passport. The merging & subdivision of this plot is not permitted.

Separation - Although plot widths are sufficiently large to support generous 'freedom' of layout, all proposals should allow access for maintenance of buildings and boundaries. It is considered that the gap to side boundaries should be a minimum 1.5m.

Building Footprints - Your home must be built within the indicative 'build zones' illustrated on drawing 40901/001L. The footprint of your home does not need to fill the entire 'build zone' and can be positioned anywhere within it.

Materials - The choice of materials must comply with those shown in the materials palette. Sustainable sources will be recommended

Private Gardens - Rear garden sizes vary from plot to plot. 40901/001L. Suitable residential amenity is afforded to each plot in terms of privacy, overshadowing, outlook and garden sizes.

Parking - 2 car parking spaces must be provided on the plot and be a minimum of 2.5m x 5.5m in size. Parking bay locations will be designed in conjunction with the master plan and services layout (to follow). The minimum dimensions of garages is required to follow the LPA guidance.

Building Positions - Development will follow a general building line to their respective road frontage with primary windows facing front and rear, see drawing : 40901/001L. Precise building positions and footprints will ultimately be reviewed on a plot by plot basis. This will enable the individual requirements of each custom-builder to be duly considered whilst ensure that one dwelling does not unduly overlook, overshadow or over-dominated another. The build line must not be less than 2.5m from the plot boundary. The rear elevation must not be less than 10m from the rear boundary of the plot. All elevations facing the highway must provide an active frontage; corner plots to provide 'feature' elevations.

Site Boundary - On-plot hard landscaping will be required to act as retaining walls where the topography of the site requires (in accordance with engineers drawings) (works prior to Plot Sale by others). Soft planting will be required to enhance the overall design and privacy between plots. 1.8m high close-boarded fencing is envisaged to rear gardens. Front gardens will remain open and free from fence. Hedging planting to delineate ownership is acceptable up to a maximum of 1.1m in height.

Site Access - The provision and location of individual plot accesses will be fixed according to the primary infrastructure, as specified in the development master plans i.e. the proposed block plan and site drainage plan (to follow)

Renewable Energy - Renewable energy generation is encouraged with advice given on application.

Driveways and Paths - Materials used in the construction of private driveways and paths should complement those used in the common infrastructure, in accordance with the proposed drainage strategy.

Construction plan - All works will comply with the construction plan rules and regulations.

MASSING AND COMPOSITION

Number of Storeys - In keeping with the nature of changing levels of the site, the allowable storeys varies between 2 and 2.5, depending on which plot. See Individual Plot Passport for reference.

Finished Floor Level - The level of each dwelling will be set at 150mm above their existing mean plot ground level, as specified in the development master plans (i.e. the proposed block plan, site sections and site drainage plan).

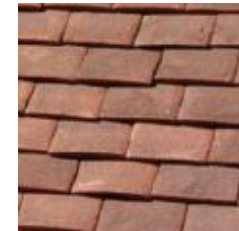
Street Scene - Each subsequent Reserved Matters Application will be supported by an indicative street scene to demonstrate the scale of each dwelling relative to those already approved and/or envisaged. This will ensure that there are no adverse disparities between the corresponding scale and form of each respective dwelling.

Composition - Elevation heights and scales should be contextual. Other matters to consider include solar orientation; visibility from the street; day to- day functionality; individual plot layout; and, the relationship with adjacent social / communal spaces.



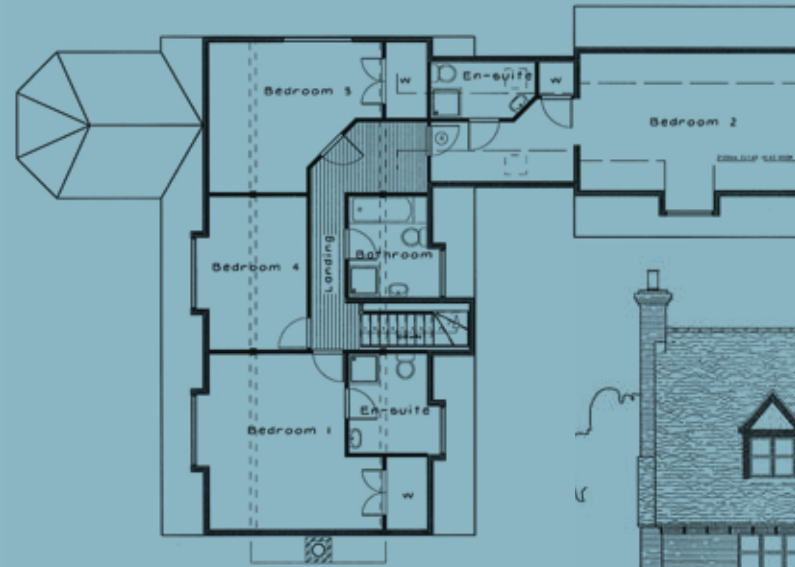
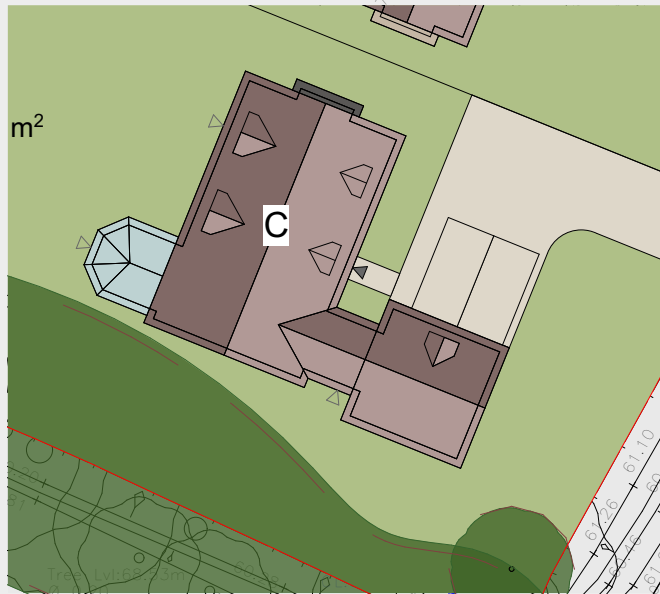
MATERIAL PALETTE

This palette illustrates the vision for the Bedford Village site. Potton are happy to expand on these examples.

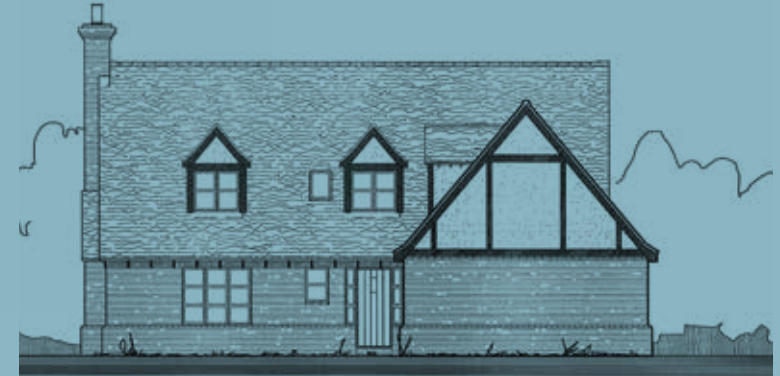


INDICATIVE IDEA 1

COMBERTON G HOUSE TYPE



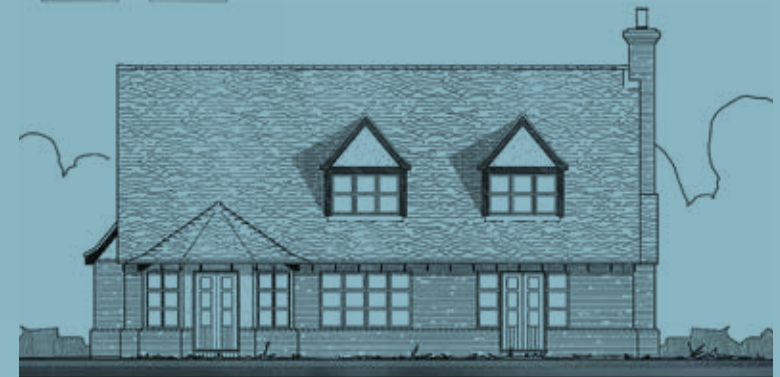
FIRST FLOOR PLAN



FRONT



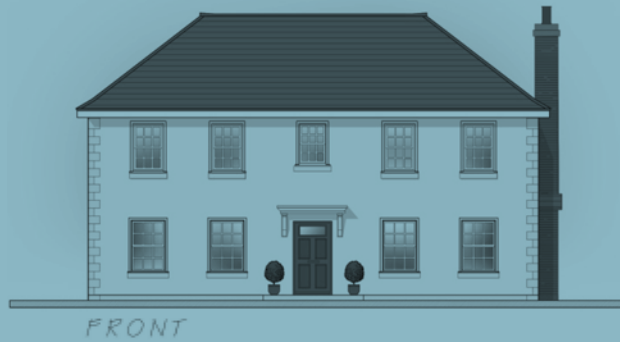
GROUND FLOOR PLAN



REAR

INDICATIVE IDEA 2

RECTORY HOUSE TYPE



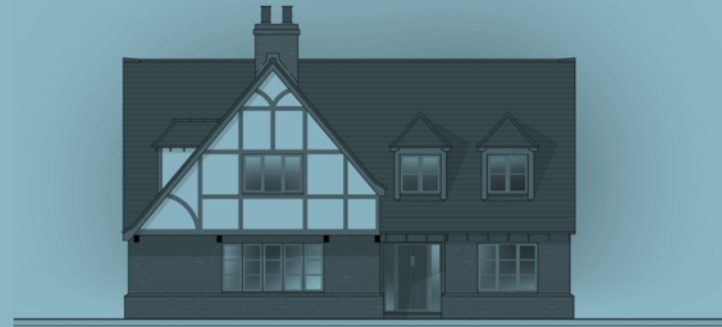
GROUND FLOOR PLAN



FIRST FLOOR PLAN

INDICATIVE IDEA 3

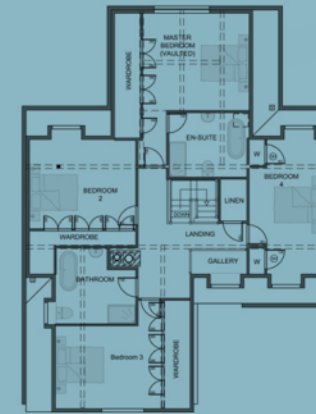
GRANDSEN SHOWHOUSE



FRONT



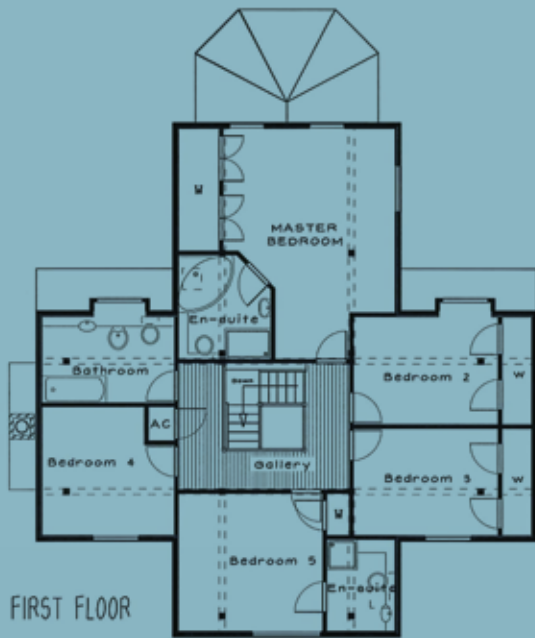
GROUND FLOOR PLAN



FIRST FLOOR PLAN

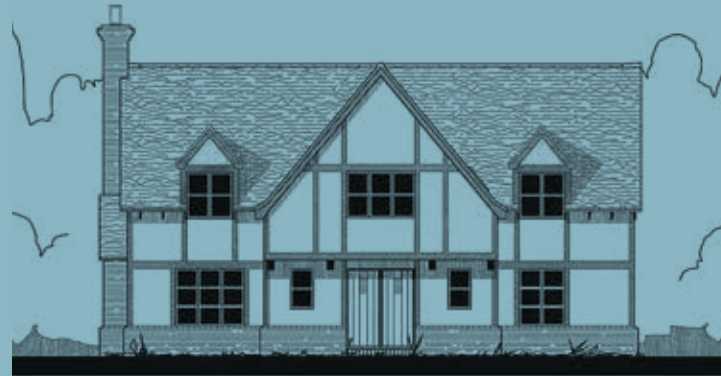
INDICATIVE IDEA 4

WARESLEY C HOUSE TYPE

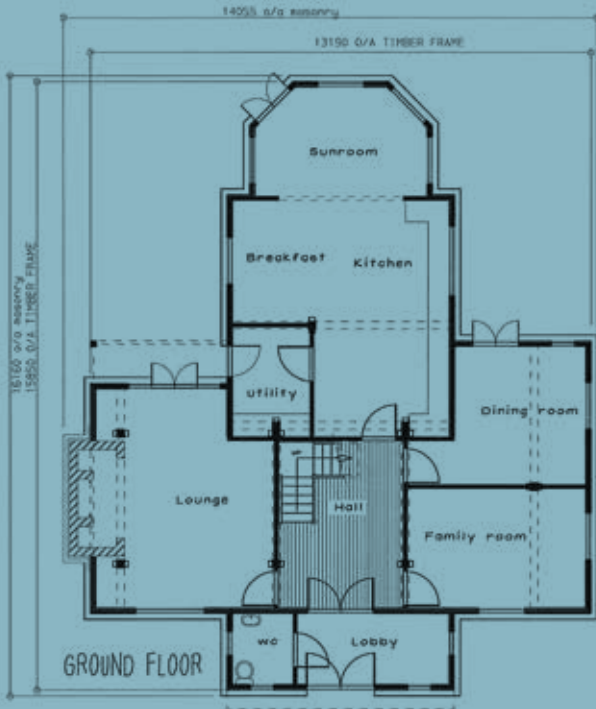
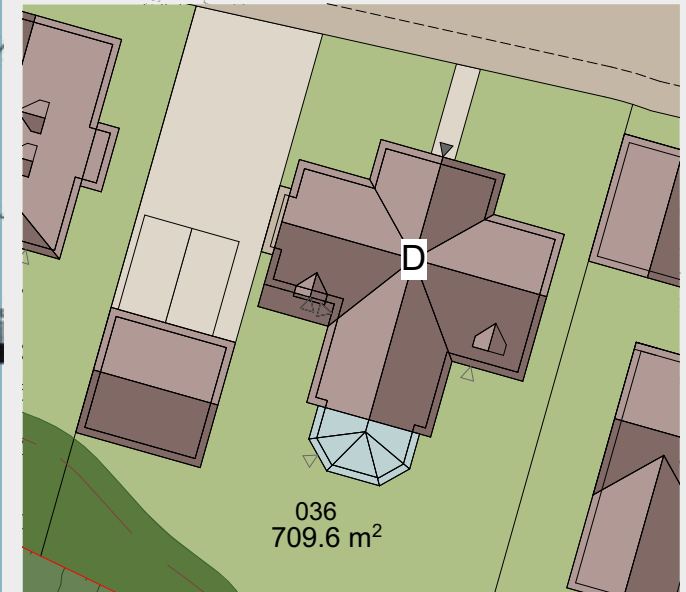


FIRST FLOOR

FIRST FLOOR PLAN

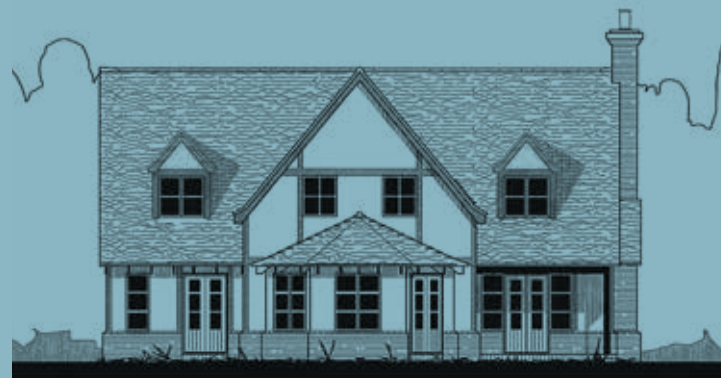


FRONT



GROUND FLOOR

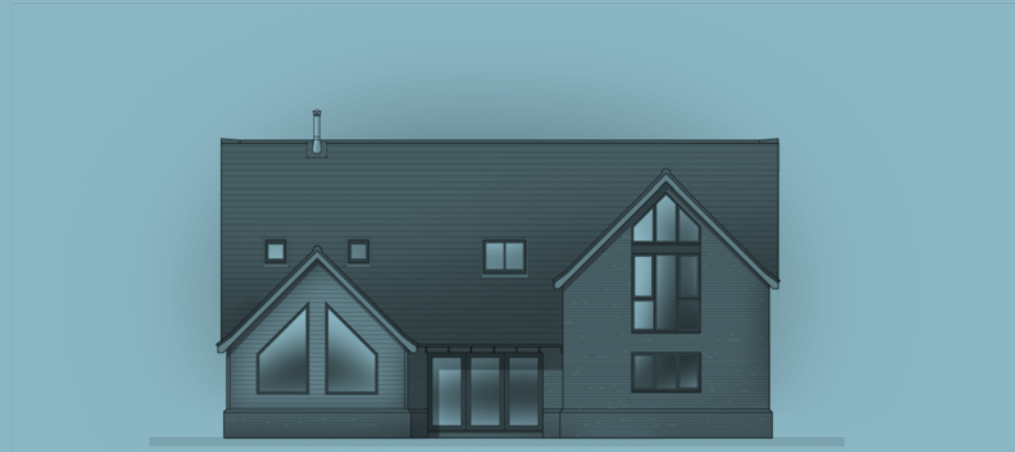
GROUND FLOOR PLAN



REAR

INDICATIVE IDEA 5

NEW BARN



FRONT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

INDICATIVE IDEA 6

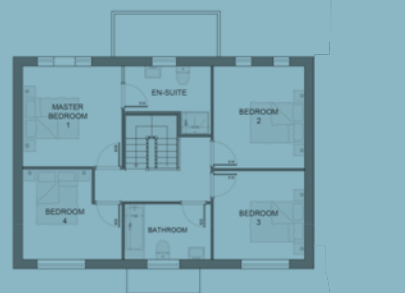
BESPOKE ASHWELL



FRONT



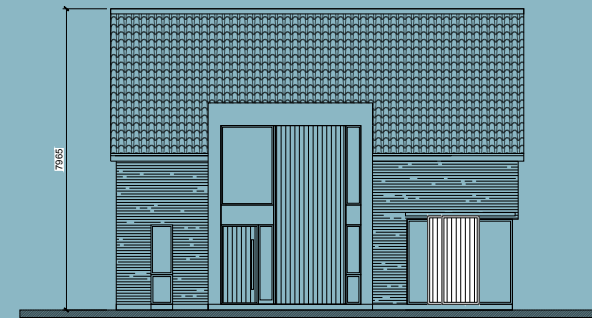
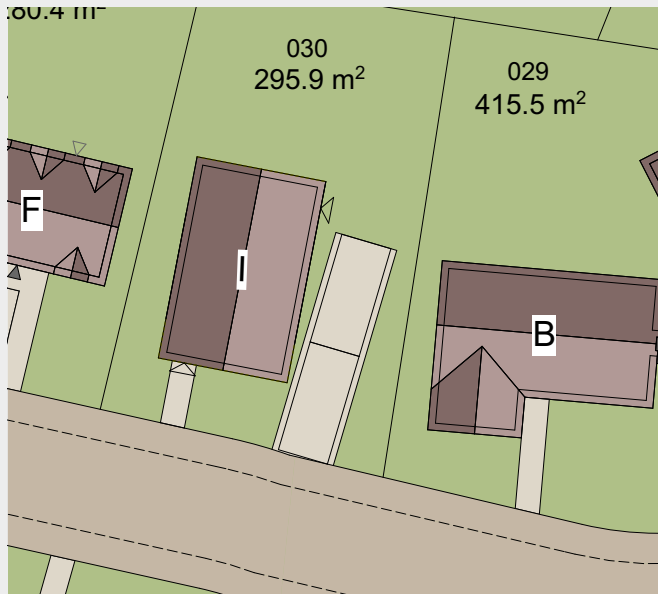
GROUND FLOOR PLAN



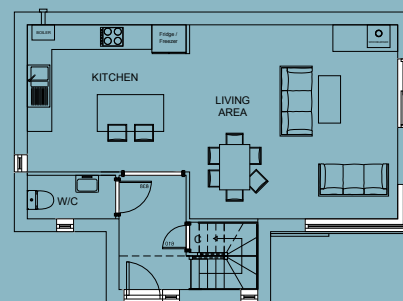
FIRST FLOOR PLAN

INDICATIVE IDEA 7

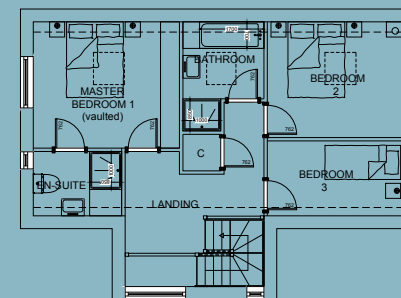
SHOW CENTRE NARROW CONTEMPORARY



FRONT



GROUND FLOOR



FIRST FLOOR

VISIT OUR SHOW CENTRE

SELF BUILD SHOW CENTRE ST NEOTS OE19 1RG



Our stunning show homes will inspire your imagination.

Four of our stunning self build designs have been brought to life at the Potton Self Build Show Centre in St Neots, Cambridgeshire.



“ We visited the show centre and were able to walk around the houses and get a real feel for the design.”
Carol & Andy Whitehouse

“ After visiting the Potton Self Build Show Centre we loved the look and feel of the Gransden so much, we knew that was the style we wanted to base our new home on.”
David Peake



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SAT:
10AM - 4PM

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