

INFORMATION LEAFLET

Dear Residents,

In 2017 Linden Homes were granted planning consent by Scarborough Council for their Northfield Meadows residential development which provides 241 dwellings and extensive Public Open Space. The first phase of the scheme, delivery of the first 94 dwellings, is currently under construction and Linden Homes can be found on site now.

Linden Homes now form part of Vistry Group with housebuilder Bovis Homes.

This leaflet is to inform you of the intention of Vistry Yorkshire to submit a detailed planning application to Scarborough Council relating only to a small re-plan across Phase 2 of the Northfield Meadows site.



Linden
HOMES



Part of the Vistry Group

JohnsonMowat
Planning & Development Consultants

Now partnered with Bovis Homes the scheme is sought to be amended to provide a new range and variety of 2 to 4 bed house types in a style and material that reflects the local character and compliments the Phase 1 build. It is intended to deliver affordable housing in line with the existing consent.

As a result of the re-plan an additional two dwellings are proposed as part of Phase 2, this results in 243 dwellings in total across the whole Northfield Meadows development site. The internal road layout and previously proposed development area remain unchanged. The point of access remains the main development access point from Stoney Haggs Road with a proposed connection point with Beacon Road.

A copy of the proposed Phase 2 layout is provided on the back of this leaflet. The original application in 2017 sought to provide a large area of Public Open Space in the south of the site which included Kickabout Zone, Children's Play Area and Equipped Play Zone. This area remains unchanged as part of the re-plan and Vistry Yorkshire remain committed to delivering these community facilities approved as part of the original application.

Copies of the development proposals can be found on the Johnson Mowat website as follows:
www.johnsonmowat.co.uk/consultations

Should you have any questions, comments or feedback about the development proposals, please do not hesitate to contact hello@johnsonmowat.co.uk or submit the online feedback form available on the website.

Location Plan – Northfield Meadows



Northfield Meadows, Seamer

Full Planning Application

Legend

- Phase boundary
- Existing dwelling
- Private parking bay / drive
- 1.8m high close boarded timber screen fence
- 0.6m high timber line rail
- 0.9m high post & wire fence
- Block paving
- Drainage easement
- Private shared drive
- Entrance door
- Side windows removed due to zero plotting of dwelling
- Retaining structure
- Secondary entrance
- 1.8 x 1.8m paved patio
- Lockable personnel gate
- * Affordable / REH
- * Affordable - INTERMEDIATE / SHARED OWNERSHIP
- Bin collection area
- Landscaped areas - refer to a landscape Architect's details
- Existing trees retained
- Existing trees removed
- Extent of roof protection area



GENERAL SPECIFICATION NOTES:-

1. All plots to be constructed in accordance with soil specific loading drawings.
2. All area gardens to be galled with 1800mm high solid brick gates.
3. Refer to Structural Engineers external works drawings for drainage and retaining structures details.
4. All semi-detached and terrace plots to be constructed in accordance with approved Council Detail C-014 26.
5. All plots to be pressure tested.
6. Garage size:
 Single - 6449 x 3103mm
 Double - 5890 x 5059mm (E2002)
 Twin - 5890 x 5059mm (E2001)
 Single - 2955 x 2505mm (E1003)
7. Boundary Setting Out:
 Refer to boundary setting out drawings, set boundaries out in accordance with the observation layout. If a boundary corner has been identified in accordance with the setting out (e.g. 3 trees in an obstruction), please contact the technical department for guidance.
8. Refer to Composite Block Plan Key drawings for details of all semi-detached or terrace buildings.
9. Refer to Ecology layout for details on birdhills.



ACCOMMODATION SCHEDULE							
House Type	Net sales area	Total area of type		No.	%		
	sq. ft.	sq. m.	sq. ft.	sq. m.			
HAWTHORNE	2 bed 4 person	480.6	63.2	8847.9	820.2	13	10
DAMSON	3 bed 5 person	85.0	79.1	9360.9	869.7	11	9
MAGNOLIA	3 bed 5 person	85.0	79.1	3697.8	339.6	43	34
CYPRESS	3 bed 5 person	1107.1	102.9	7465.0	1542.8	15	12
JUNIPER	4 bed 5 person	1221.4	1.33	8550.7	1702.1	15	12
CHRISTN	4 bed 7 person	1541.2	126.4	4854.9	452.2	5	4
ASPEN	4 bed 5 person	1357.4	127.3	8223.1	763.9	6	5
WILLOW	4 bed 7 person	1474.9	137.0	4273.6	167.2	11	9
ALDER	4 bed 5 person	1504.6	139.8	2076.6	116.2	8	6
		133016		12367.6		127	100
AFFORDABLE UNITS							
House Type	Net sales area	Total area of type		No.	%		
	sq. ft.	sq. m.	sq. ft.	sq. m.			
WARWICK (202)	2 bed 4 person	70.2	65.1	6517.4	977.1	15	68
WARWICK (203)	3 bed 5 person	84.3	78.4	9923.8	553.3	7	30
		14441.2		1627.4		22	100
		149437		13885.0		149	

- 03.07.20 Plots 151-152 (discretionary) handed with plot 151 (planned). Plot 151 moved away from its original position.
- A 01.01.20 Plots 151 & 169-181 referred to outlook over FOS. Planning for plot 152 reconfigured to suit.
- 01.06.20 Not shown.

REVISION

DATE: 01.06.20

DESCRIPTION: PHASE 2 - BOVIS REPLAN PLANNING LAYOUT

PROJECT: RESIDENTIAL DEVELOPMENT

PROJECT ADDRESS: BEACON ROAD / STONEY HAGGS ROAD, SEAMER, SCARBOROUGH

CLIENT: VISTRY GROUP

DATE: 01.06.20

SCALE: 1:500

DATE: JUNE 2020

JOB NO: LHEY-174

PROJECT NO: P2-PL 01

REVISION: B

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Bovis Homes Linden HOMES

Part of the Vistry Group

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Northfield Meadows, Seamer