



# The Paddock

5 Serviced plots in Hailsham, East Sussex

Design Code



# Contents

1.0	Introduction	4
1.1	Site Plan	5
2.0	Plot Layout	6
2.1	Build Area	6
2.2	Services and Utilities	7
3.0	Site Access	9
3.1	Junctions and Crossings	9
3.2	Pedestrian and Cycle Routes	9
3.3	Access	9
3.4	Car Parking and Cycle Storage	10
4.0	Landscaping	11
4.1	Landscaping Sequencing	12
4.2	Site Preparation	13
4.3	Hard Landscaping for Plot Access	13
	4.3.1 Pre-Start	
	4.3.2 Post-Completion	
4.4	Site Boundary Treatments	14
4.5	Water and Drainage	14
4.6	Lighting	15
	4.6.1 Domestic Lighting	
4.7	Trees	15
4.8	Biodiversity	15
4.9	Plot Boundaries	16
4.10	Front Boundary of Plots	16
4.11	Footpaths and Hard Landscaping	16
4.12	Soft Landscaping	17
4.13	Waste Storage and Collection	17



Figure 1 | Site Photo looking North

5.0	House Design	18
5.1	Form and Scale	18
5.2	Material Palette	19
5.2.1	Walls	20
5.2.2	Windows	20
5.2.3	Roof	21
5.2.4	Roof Windows	21
5.2.5	Dormer Windows and Balconies	22
5.2.6	Downpipes and Roof Accessories	22
5.2.7	Wall Mounted Accessories	22
5.2.8	Doors	22
5.2.9	Hard Landscaping	23
5.3	Stewardship	24
6.0	Custom Build	25
6.1	Plot Passports	25
7.0	Approval of Detailed House Designs	26
7.1	Future Development	26
<b>A</b>	<b>Appendix A: Design Code Summary</b>	<b>27</b>
<b>B</b>	<b>Appendix B: Responsibility Matrix</b>	<b>29</b>

This PDF is interactive, use this page for quick navigation



Figure 2 | Site Photo looking West

# 1.0

## Introduction

This document is submitted in support of an application for the approval of Reserved Matters, pursuant to Outline Planning Permission (Wealden District Council Reference WD/2020/0311/0) for Land to the east of Robin Post Lane, Hailsham, East Sussex, BN27 3RA, as shown in Figure 3.

It sets out the specific design requirements for all development on the site which must be complied with and is relevant to the preparation of the site and related infrastructure, the formation of the principal access, on-site infrastructure and all hard and soft landscaping. These are **off-plot** design requirements.

It also determines the key design parameters for the development of all identified building plots. These are **on-plot** design requirements.

This Design Code is intended to be used by architects, planners, developers and their designers and contractors, and will be a relevant consideration to plot purchasers who want to build their own homes on each of the identified plots. It informs separate 'Plot Passports' for each individual plot to help plot purchasers understand what they can build on each plot and related information they need to take account of during the construction phase. It will also be the reference document when plot purchasers seek approval from Custom Build Homes for their chosen house designs prior to final approval by Wealden District Council and any subsequent amendment to plans or future development proposals.

Reference to the Code will help deliver an attractive, well-designed and integrated project of consistent quality in compliance with Wealden District Council's planning policies and related guidance as the design vision for the site.



Figure 3 | Site Plan (WD-2020-0311-O\_Site Plan\_5655\_1100\_LOCATION PLAN-REV B)

## 1.1 Site Plan

The site is located on the western edge of Hailsham, with easy access to local transport links, including the Hailsham Bypass (A22). The site is well screened from the surrounding road network and takes access off Robin Post Lane. Further boundary landscaping is proposed to enhance the site's landscape setting, reduce the noise impact from the A22 and views into the site from the existing homes situated on the southern and north western edge.

The layout of the site has been designed to accommodate five spacious new 'custom build' homes suitably located on generously sized serviced building plots which are centred around a shared courtyard and access road. The layout includes a footpath between plots A and B that link to the Hailsham Bypass staged crossing and local services beyond. Details are set out on the Site Plan in Figure 4.

### Key

-  Plot Access
-  Build Zone
-  Site Boundary
-  Road
-  Trees and Hedgerows

Figure 4 | Illustrative Site Plan based on '5655\_1102\_SITEPLAN - MASTERPLAN-REV E'



# 2.0

## Plot Layout

The development of each identifiable plot is regulated by a Build Zone, a permissible Building Footprint and Floor Area together with rules relating to the building height and plot sub-division. The merging and subdivision of each plot is not permitted.

### Key

- A** Build Zone
- Principal Elevation
- - - Building Line
- Trees and Hedgerows to be removed
- Refuse Collection Area
- Incoming Services Position

Figure 5 | Illustrative Plot Layout Plan



## 2.1 Build Area

The Build Zone should not be exceeded and regulates the Building Footprint of the house, garages, and outbuildings.

The Building Footprint, including the house, garages and outbuildings, should not exceed 20% of the total Plot Area or the Build Zone, whichever is smaller. The footprint of a house does not need to fill the entire Build Zone and can be positioned anywhere within it.

Building Lines need to be strictly observed and have been set to allow space for front gardens and parking within each plot boundary. No building is allowed in front (street side) of the building line.

The Maximum Floor Area (GIA), including the house, garages, carports and outbuildings, should not exceed 30% of the total Plot Area.

Ridge and Eaves heights need to be strictly observed and have been restricted to respect adjacent neighbours and minimise overlooking between plots. All height dimensions need to be measured from the shared courtyard finished surface level.

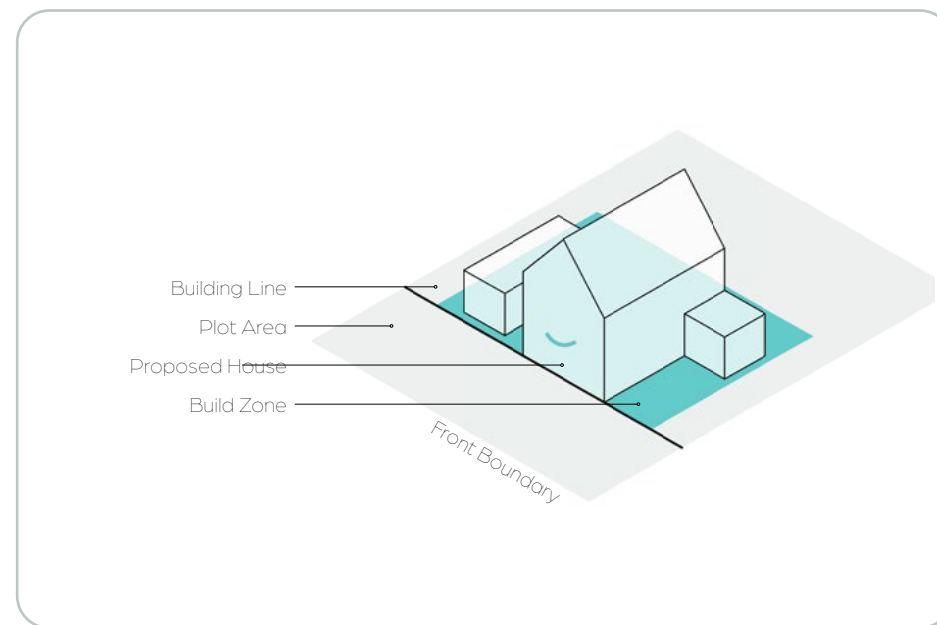


Figure 6 | Annotated Plot showing Build Zone, Building Line

Plot Number	Plot Area	Build Zone	Maximum Building Footprint	Max. Floor Area (GIA)	Max. No. of Storeys	Max. Ridge Height	Max. Eaves Height
A	757 m <sup>2</sup>	142 m <sup>2</sup>	142 m <sup>2</sup>	227 m <sup>2</sup>	2	8.5m	5.4m
B	1179 m <sup>2</sup>	199 m <sup>2</sup>	199 m <sup>2</sup>	354 m <sup>2</sup>	2	8.5m	5.4m
C	1321 m <sup>2</sup>	229 m <sup>2</sup>	229 m <sup>2</sup>	396 m <sup>2</sup>	2	8.5m	5.4m
D	1161 m <sup>2</sup>	238 m <sup>2</sup>	232 m <sup>2</sup>	348 m <sup>2</sup>	1.5	7.5m	5.4m
E	841 m <sup>2</sup>	193 m <sup>2</sup>	168 m <sup>2</sup>	252 m <sup>2</sup>	1.5	7.5m	5.4m

Table 1 | Build Areas

## 2.2 Services and Utilities

The table below outlines the required work to be completed up to the front boundary prior to any development on plot being undertaken. Incoming services position on plot have been marked on Figure 5. Final connections to each house should be arranged by the relevant plot purchaser and completed prior to occupation to comply with Building Regulations.

	Supplier	Services Supplied to Front Boundary of each plot	Making the Final Connection on-plot
<b>Electricity</b>	Crown Energy	Each plot shall be provided with a 3 phase supply to the plot boundary.	A temporary site supply will be provided at the site entrance that will service all plots during the construction phases. Service ducting will be laid from the site entrance to the plot boundary. The plot owner will be responsible for instructing the Electricity Supplier to install and connect their property upon completion.
<b>Water</b>	Crown Energy	Each plot shall have a target supply of 0.6L/s via a 32mm pipe supplied to the plot boundary.	A temporary site supply per plot shall be provided at the site entrance that will service each plot during the construction phases. Service ducting will be laid from the site entrance to the plot boundary. The plot owner will be responsible for the final run of supply pipe from the meter location at the site boundary to their plot and onwards to their house.
<b>Telecommunications</b>	BT Openreach	Each plot shall be provided with a BT Openreach duct capped at the plot boundary.	Each plot purchaser will be required to extend the capped duct to an external mounted terminal box provided by BT Openreach as part of the final connection when requested by the purchaser.
<b>Foul Drainage</b>	Southern Water	Each plot shall be provided with a below ground, capped connection for foul water drainage at the front boundary.	Each plot purchaser will be required to design, test and make final connection to the plot boundaries capped connection in compliance with Building Regulations.
<b>Surface Water Drainage</b>	ESCC Highways	Each plot shall be provided with a below ground, capped connection for surface water drainage at the front boundary. A communal attenuation tank stores storm water and discharges at an agreed maximum rate via ESCC highway drains to the north	Design and construct the on-plot surface water drainage connection in line with the utility supplier's design guidance and in compliance with Building Regulations.

Table 2 | Services and Utilities



# 3.0 Site Access

## 3.1 Junctions and Crossings

The proposed development will be served by a new site access from Robin Post Lane, as shown on the Site Plan (Figure 4). The access will be 4.8m wide with 8m radii which can accommodate two-way traffic. The required visibility splay dimensions are 2.4m x 22m south and 2.4m x 23m north. The access will require constructing in accordance with East Sussex County Council's specifications by an approved contractor, under the appropriate licence.

## 3.2 Pedestrian and Cycle Routes

A new pedestrian path will be constructed to connect the site to the existing pedestrian path to the north of the site at the A22 junction. Within the site boundary, the management of the pedestrian link will be carried out by the Residents Company but where the improvements are outside of the site boundary, improvement works shall be carried out as part of the S278 works.

Cyclists will achieve access via the vehicular access with Robin Post Lane.

## 3.3 Access

A clear access of 3.25m maximum to each plot for waste collection, vehicle, and pedestrian access is required. The clear access to Plot B may be widened to 3.76m as shown on Figure 5. All plots will be accessed via the shared courtyard with defined site entrances, as shown on the Site Plan in Figure 4.

The courtyard, within the development, will need to be capable of accommodating a refuse vehicle with dimensions of approximately 12 metres length x 3.5 metres high x 3 metres wide and weighing 26 tonnes (when fully loaded). Within the courtyard, all manhole and similar service covers will need to be heavy duty 'Grade A' type, capable of withstanding the weight of a fully loaded collection vehicle.



Figure 7 | Aerial Photo of the Site

### 3.4 Car Parking and Cycle Storage

Each house must provide minimum allocated parking spaces and cycle storage space within the curtilage of their plot, as specified in the table below.

A single designated parking space, within the central courtyard area, will provide an opportunity for visitor parking, while keeping the majority of the area clear for vehicle turning and emergency access routes.

House Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed+
Car Parking Requirement	1 allocated parking	1 allocated parking	2 allocated parking	2 allocated parking	2 allocated parking
Cycle Storage Requirement	2	2	2	2	2

Table 3 | Required Minimum Parking Allocation on-plot

Car parking spaces will need to meet the minimum design dimensions of 2.5m x 5m. Parking spaces should be widened to 3m, if adjacent to a fence or wall. Parking spaces should be increased to 6m long where they are in front of a garage.

Garages will need to meet the minimum design dimensions of 3m x 6m, however, it should be noted that due to their limited use for parking vehicles they only count as one third of a car parking space for planning permission purposes. Garages should be increased to a design dimension of 7m x 3m, if to be used for cycle parking.

Garages should be built within the build zone and behind the building line.

Car Ports made from an open timber framed structure with a flat sedum roof are permitted and can be built behind the building line and at least 2m away from the plot boundary.

Cycle storage space will need to be designed to be secure and covered and be located behind the building line.

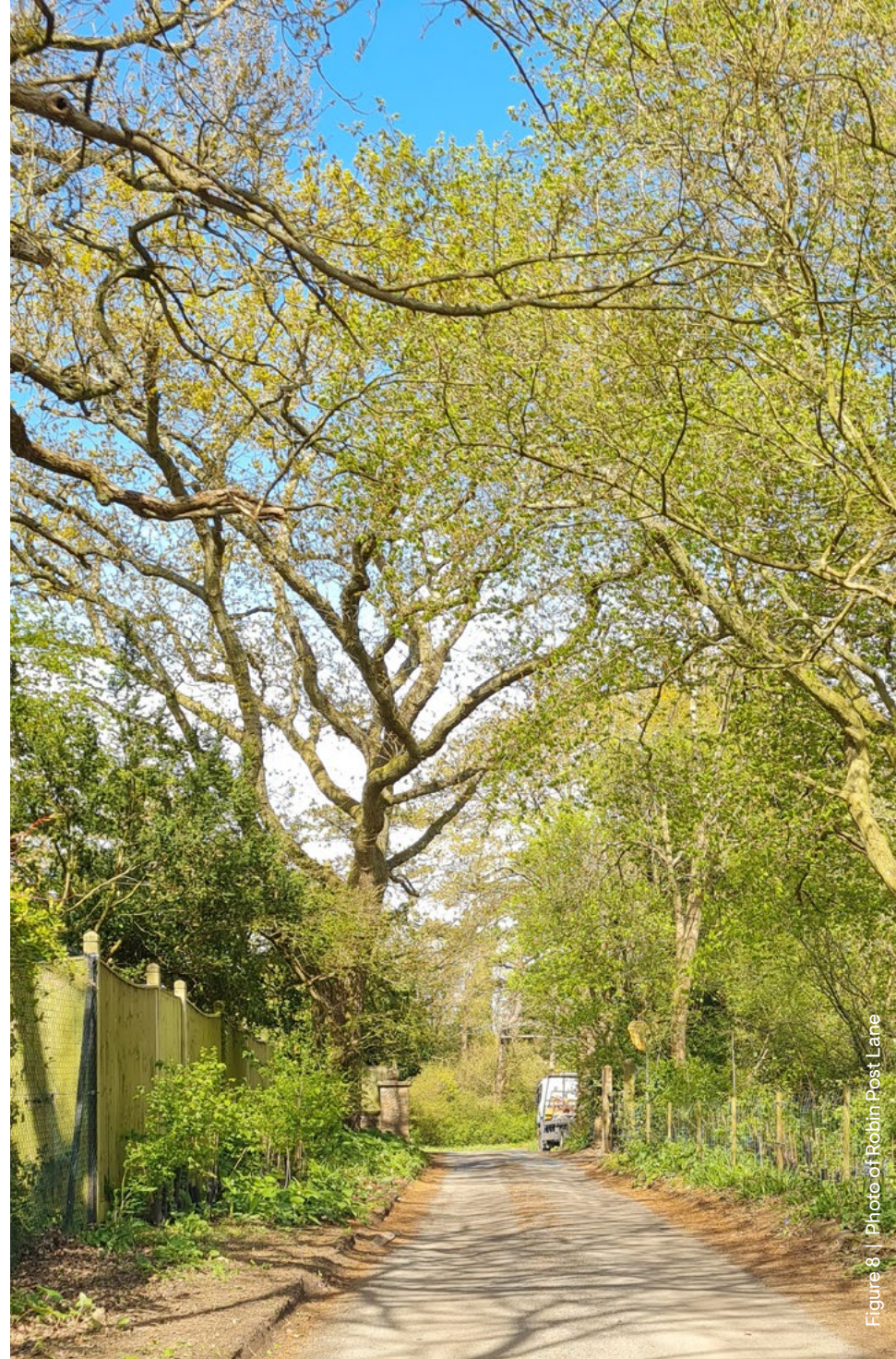


Figure 8 | Photo of Robin Post Lane

# 4.0

## Landscaping

The site boundaries will be defined by increased planting of hedges, trees and fencing, as shown on the landscaping plan submitted with the application for the approval of Reserved Matters, as shown in Figure 9. All landscaping will comply with the design rules set out below and the specification outlined in the Landscape Architect's Plan.

**Key**

-  Existing Trees
-  Root Protection Area
-  Proposed Trees
-  Turf
-  Wildflower Meadow
-  1.0m high planting
-  1.8m high hedgerow
-  1.8m high close boarded fence
-  Acoustic fence/barrier to be specified as part of detailed planning (see Section 7.0)
-  1.0m high cleft chestnut post & rail fence
-  1.0m high post & wire fence
-  Tarmac
-  Block Paving
-  Tarmac Path

Figure 9 | Illustrative Landscaping Plan based on drawing '102-200 Landscape Plan-200'



## 4.1 Landscaping Sequencing

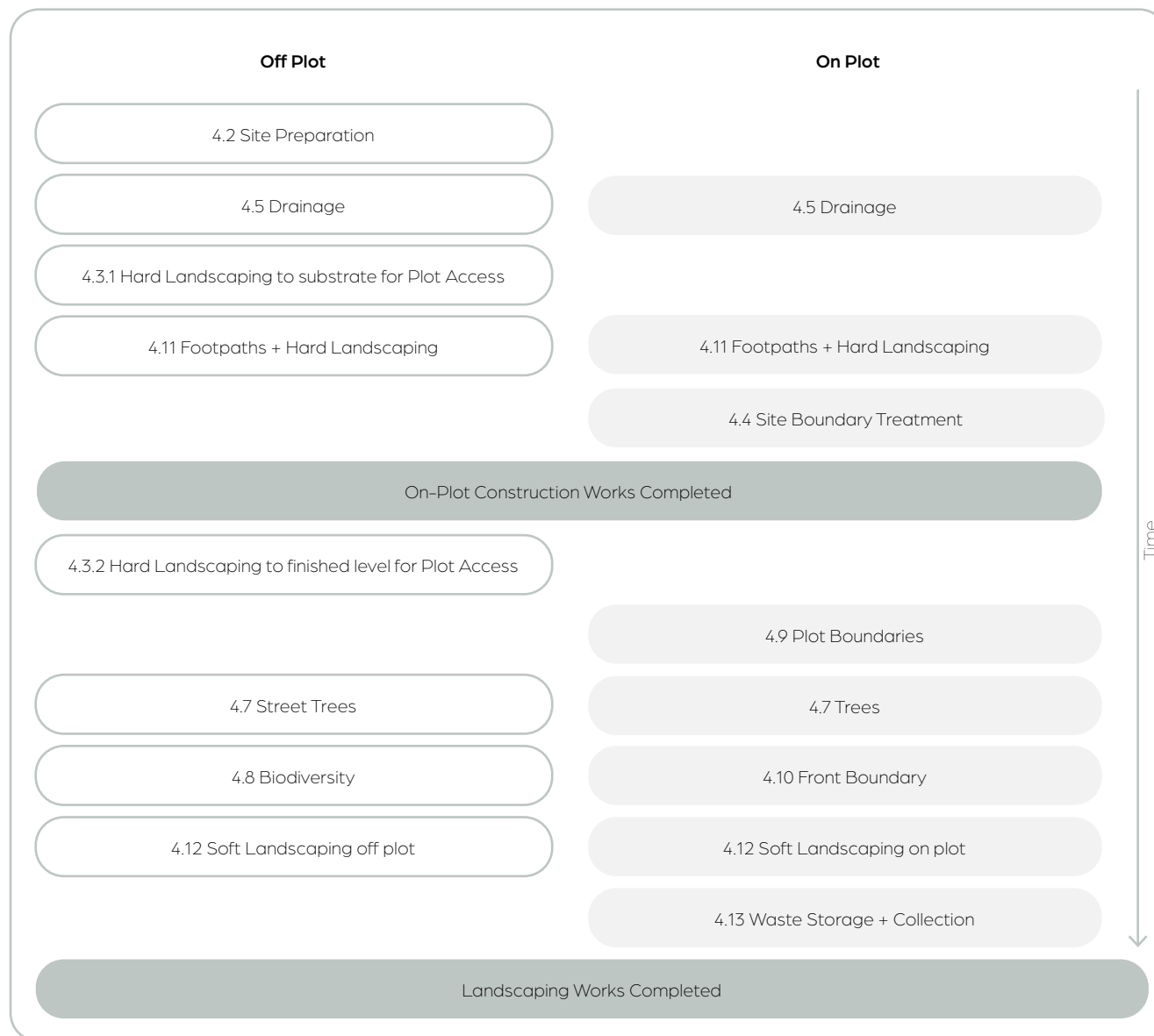
All landscaping will need to be completed as part of practical completion of each house, prior to occupation, inclusive of on-plot boundary treatments with the neighbouring property. All areas of the plot should be landscaped and planted, including permitted car parking spaces and a footpath to the front door.

Plot owners will need to be aware that all planting and landscaping will need to be replaced if damaged during construction.

Table 4 sets out the sequence of landscaping works over the period of construction. [Appendix B](#) shows the responsibility for each landscaping element with references to further rules provided for within this Code.

A Residents' Company will be set up to manage 'off-plot works'. More information about the Residents' Company can be found in [Section 5.3](#).

Table 4 | Indicative Landscaping Sequencing Table



## 4.2 Site Preparation

A Tree Constraints Plan has been prepared by Lizard Landscape Design and Ecology (Ref: LLD1839-ARB-DWG-001 Rev 00) which shows three trees to be removed to create a safe access to the site from Robin Post Lane with visibility splays.

To protect the existing trees and vegetation, tree protection fencing will need to be erected at the commencement of development and left in place until all works on site have been completed. Full details are included in the documents undertaken by Lizard Landscape Design and Ecology (LLD1839) and are available from Custom Build Homes.

## 4.3 Hard Landscaping for Plot Access

### 4.3.1 Pre-Start

Prior to the first house construction:

- 🏠 The site access will need to be landscaped in tarmac at the junction to Robin Post Lane.
- 🏠 The Phase 1 access area will be completed to base-course level to allow safe access to each plot.

### 4.3.2 Post-Completion

Upon the practical completion of the last house, the off-plot hard standing will need to be finished in accordance with the rules below:

- 🏠 The courtyard will need to be landscaped with a non-permeable shared surface in a modular paviour i.e. Brett Alpha Trio Silver Haze in a stretcher 3 size random arrangement. This will create a home zone and pedestrian-friendly street, whilst also maintaining access for waste collection and emergency vehicles.
- 🏠 The new off-plot footpath will need to be made up of tarmac.
- 🏠 Agreement from all members of the Residents' Company must be sought.



Figure 10 | Photo of the Site

## 4.4 Site Boundary Treatments

An acoustic fence/barrier will be required along plot boundaries of Plots A, B, and C, to deflect noise from the bypass. The height and specification of the fencing shall be submitted by each affected plot purchaser to Wealden District Council as part of detailed house designs (see Section 7.0) having regard to the Environmental Noise Assessment undertaken by MACH Acoustics Ltd and in compliance with Condition 11 of the Outline Planning Permission (Reference WD/2020/0311/0).

A new dense 1.8m high hedge will need to be planted along Plot A and B boundaries shared with the footpath and to the southern boundary of Plots D and E. Acceptable species specification can be found on the Landscape Architect's plan. Details are shown on Figure 9.

## 4.5 Water and Drainage

All houses must connect and discharge into the surface water and foul water mains sewer. On-plot connection points will be installed prior to the construction of each house, as part of the site-wide drainage installation.

A site-wide drainage strategy has been submitted as part of the Reserved Matters Application to outline the drainage discharge rate, location of drainage routes and connections, as well as attenuation requirements.

To slow and reduce surface water run-off, residents are encouraged to consider rainwater harvesting and recycling systems, introducing green/blue roofs and on-plot attenuation.



Figure 11 | Aerial Photo of the Site

## 4.6 Lighting

### 4.6.1 Domestic Lighting

Any external lights and security equipment within plots are low-level, low output, and dark skies compliant in order to protect the privacy and amenity of nearby residents and wildlife.

## 4.7 Trees

All trees should be planted to Landscape Architect's specification and only after final house completion.

Trees shown on-plot are the responsibility of the associated plot owner and should be planted and maintained appropriately.

An arboriculturist, landscape designer or landscape architect should be consulted to advise on the specification of any new trees planted on-plot, by plot owners.

## 4.8 Biodiversity

The following will need to be installed by the Residents' Company upon completion of the final house:





-  The provision of nest boxes for a variety of bird species to the northern aspects of surrounding boundary trees.
-  Installation of bat boxes to the southern aspect of mature boundary trees.
-  New closed board fencing or walls will need to include hedgehog access gaps of 13cm x 13cm to the base within each plot.
-  Installation of a hedgehog house within the southern boundary of the site along the hedge line / scrub.



Figure 12 | Photo of Trees on-site

## 4.9 Plot Boundaries

Boundaries between plots will need to initially be formed by a metal post and wire fence, with boundary planting to form a mature 1.8m hedgerow in accordance with the Landscape Architect's design and specification.

With the exception of Plot A, no close-boarded fences will be allowed to the front or side boundaries of plots unless required for noise mitigation. No gates are permitted to rear or side boundaries. Boundary responsibilities are shown on each Plot Passport.

## 4.10 Front Boundary of Plots

The front boundary of plots will need to be installed by the plot owner after practical completion of their house. The front boundary should be made up of 1.0m high planting with a 1.0m high cleft chestnut post & rail fence, as shown on Figure 13. All planting should be in accordance with the landscape architect's design and specification.

If fitted, gates to the front boundary should be made of timber to match fence and should open inward to prevent blocking the shared access.

## 4.11 Footpaths and Hard Landscaping

Any footpath on-plot will need to be a maximum of 1.2m wide. See [Section 5.2.9](#) for approved hard landscaping finishes.

A maximum area of 50% of the plot frontage (area in front of the building line) may be hard landscaped. Any hard surface must be made to direct run-off water from the hard surface to a permeable/porous area/surface or a surface water drain on-plot.



Figure 13 | Split Chestnut Post and Rail Fence



## 4.12 Soft Landscaping

All soft landscaping off-plot will be installed after the completion of the last house and managed by the Residents Company.

The base of all hedges and trees should be seeded with suitable wildflower mix, such as 'Weald meadow Seed Mix supplied by Weald Meadows Partnership' as per the Landscape Architect's specification.

All low-level planting will need to include the use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list within the soft landscape scheme to provide year-round interest for invertebrates.

Turfed areas will be 'general purpose amenity cultivated turf' and be planted to Landscape Architect's specification.

## 4.13 Waste Storage and Collection

Waste storage should be provided for behind the building line of the house and not impair neighbouring sightlines. Waste bins should be stored in a suitable enclosure.

Waste will be collected from the front boundary of each plot. Each plot will need to have a collection point of hard standing with space for three wheeled bins and one recycling box (2.3m wide by 1.1m high and 0.75m deep) to the front boundary of each plot. A clear route from the collection area to the storage area should be maintained by each plot owner.

Each property is provided by Wealden Council with:




-  180 litre grey/black coloured bin for rubbish (residual waste)
-  240 litre green coloured bin for mixed dry recycling
-  45 litre box for glass recycling
- 240 litre brown coloured garden waste bin (optional)



Figure 14 | Flowering Lawn mixture

# 5.0

## House Design

### 5.1 Form and Scale

The form and scale of each house will need to follow the rules set out within this Code.

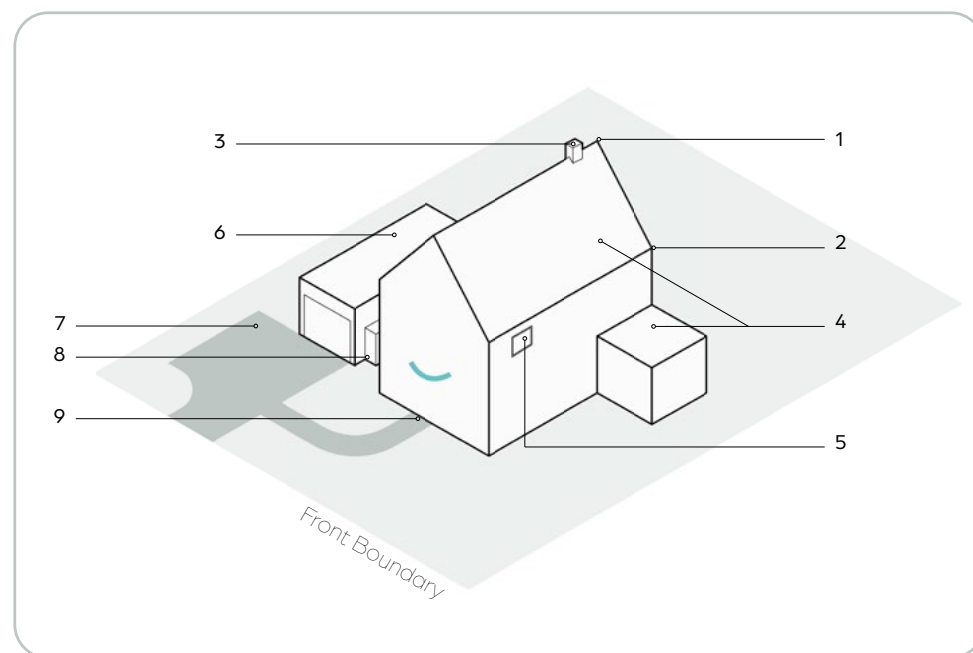


Figure 15 | Annotated House Form

- 1 Refer to [Section 2.1](#) for maximum ridge heights.
- 2 Refer to [Section 2.1](#) for maximum eaves heights. Flat roofs, including parapets, should not exceed the maximum eaves height.
- 3 Roof projections up to 1m above ridge line will be allowed for flue and chimney outlets.
- 4 Roofs will need to be double pitched or hipped between 40 and 45 degrees. Any flat roofs pitched less than 10 degrees that are subservient to the main roof are permissible. Roof Dormers can have flat, double pitched or hipped roofs. Dormer windows are permitted on all front and rear elevations except to the south-west elevations of Plots D and E. Balconies are permitted on rear elevations only and should be set in/obscured. No balconies are allowed to the south-west elevations of Plots D and E.
- 5 Designs should not lead to overlooking of the side plot boundaries by habitable rooms to adjacent properties. Windows to habitable rooms, via side elevations, are permitted providing that the design respects the privacy between neighbouring properties by obscured glass.
- 6 Garages, Car Ports and Outbuildings can be integrated, attached or detached and should have flat roofs not exceeding a height of 2.7m.
- 7 Parking should be provided within each plot as per [Section 3.4](#). Garages and car ports can be integral, attached or detached.
- 8 See [Section 4.13](#) for guidance on waste storage and collection.
- 9 All new houses need to build 30% minimum of the elevation on the building line. The main door to the house should face the central courtyard with a footpath to the front boundary.

## 5.2 Material Palette

The NCS colour palette shown in Figure 16 has been developed to be in keeping with the surrounding rural context and should be used when selecting external material finishes of each house design.

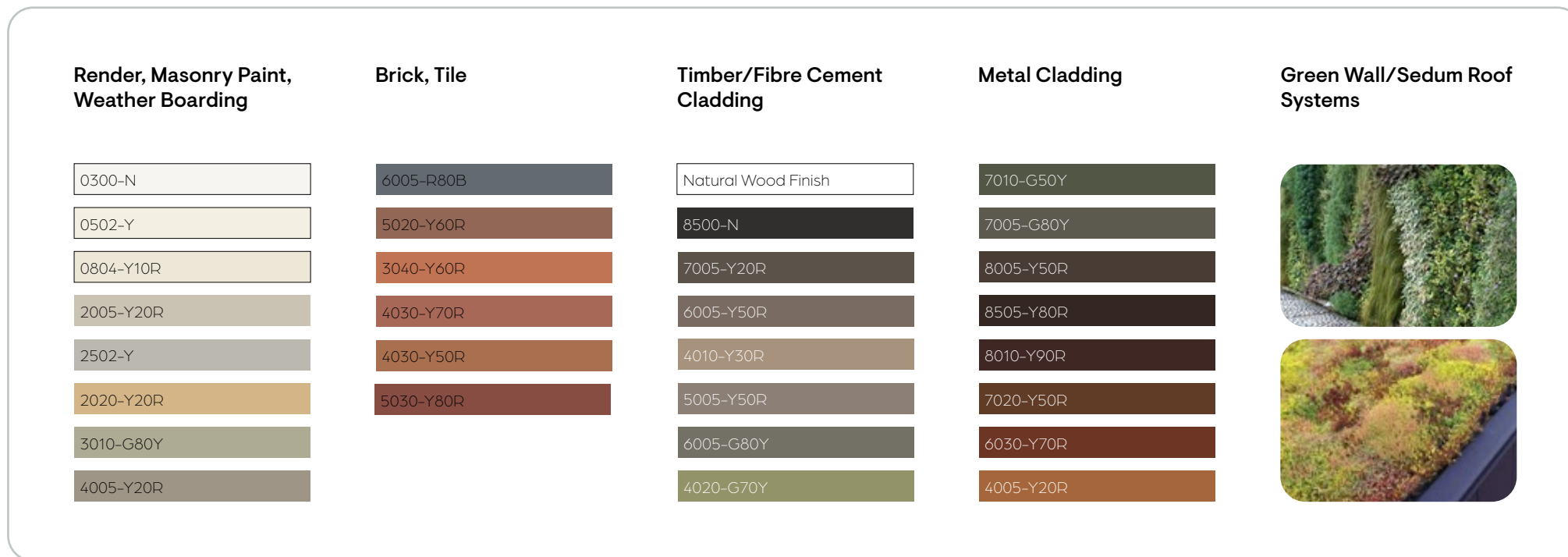


Figure 16 | Material Colour Palette with NCS colour references



Figure 17 | Example Street Elevation

### 5.2.1 Walls

- Each house should have no more than two main wall finishes which match the material colour palette. There may be some limited areas of a third 'other finish' which should be kept to a minimum and match the colour of the main wall finish as much as possible.
- Green Walls should cover no more than 30% of the surface area of the house.

### 5.2.2 Windows

- All window finishes will need to complement the material colour palette in [Section 5.2](#). Colour finish of window frames will need to be consistent for each plot. No uPVC finish to windows is permissible.
- Glazing to elevations that directly face neighbouring properties from habitable rooms will need to be obscured unless a 22m distance between elevations is maintained.
- The total glazing area should not exceed 40% of each elevation.
- At least two elevations should have at least one window.



Figure 18 | Material Example, Carrowbreck Meadow



Figure 19 | Example of Brick Detailing, Fletcher Crane Architects



Figure 20 | Material Example, Woodside Mews, TSA

### 5.2.3 Roofs

- 🏠 The roof finish and the wall finish may be the same material and colour. If the roof and wall finish are the same, they will be one consistent product and colour.
- 🏠 Roof finishes should reflect the design of the roof, including the pitch.
- 🏠 Any flashing required on the roof will need to be lead or aluminium-based.
- 🏠 Any chimneys will need to be formed in the same finish as the walls.
- 🏠 Photovoltaic solar panels need to be carefully selected to integrate within the roof plane to ensure minimal visual intrusion.
- 🏠 No metal roofs are allowed.
- 🏠 Roof tiles should have a natural textured finish.

### Flat Roofs

- 🏠 All flat roofs over 4m<sup>2</sup> should have Green roofs or Blue roofs. Planting specification to green roofs will be limited to sedum only. Other material finishes to flat roofs are allowed to areas less than 4m<sup>2</sup>.
- 🏠 Green roof systems should be designed and detailed to not affect the structural integrity of the built structure.

### 5.2.4 Roof Windows

- 🏠 Roof Windows are permitted on all front and rear elevations, except to the rear elevations of Plots D and E.
- 🏠 Roof Windows should have black, anthracite, or brown window frames or match the proposed roof colour.



Figure 21 | Example of material finishes, R House by Rural House



Figure 22 | Example of sedum green roof finish.

### 5.2.5 Dormer Windows and Balconies

- 🏠 The external colour and material of the dormer window need to be chosen from [Section 5.2.](#)
- 🏠 Any glazed elements of balconies need to be obscured.
- 🏠 Main structure of the balcony should match the colour of window frames.

### 5.2.6 Downpipes and Roof Accessories

Roof gutters, fascia, soffit boards and downpipes need to be of the same colour or match either the roof, window or wall finish colour.

### 5.2.7 Wall-Mounted Accessories

Wall mounted accessories such as light fittings, flue outlets/air vents should aim to match the colour of the wall finish or window finish. Exceptions include dwelling identification naming or numbering.

### 5.2.8 Doors

All external door finishes including frames and architraves need to match the colour of the window finish. All front doors will need to have a glazed element within the door or adjacent to the door and can be any colour.



Figure 23 | Example of Material Finishes, Station Drive by Snug Architects

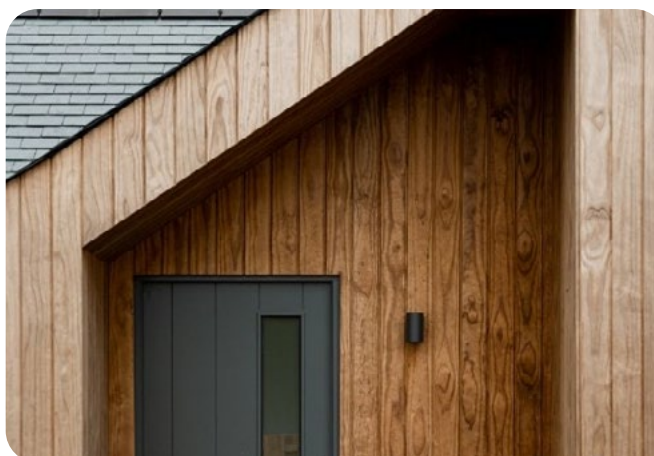


Figure 24 | Example of Wall-Mounted Lighting

### 5.2.9 Hard Landscaping

The material colour palette shown in figure 25 should be used when selecting hard landscaping.

**Paving Blocks / Setts**  
Concrete or Granite setts can be used off plot and on plot for all surfaces.



**Compact Hard Gravel**  
Should be Self-binding or installed with stabilisation grid.



**Grass-crete**  
Can be installed for vehicle hard standing only.



**NCS Colour Palette**  
Preferred hard landscaping colours.

- 2502-Y
- 4005-Y20R
- 2020-Y20R
- 4010-Y30R
- 6005-Y50R
- 5005-Y50R
- 6005-R80B
- 8005-Y50R

No tarmac within plot boundaries.

Figure 25 | Material Colour Palette with NCS colour references



Figure 26 | Example of gravel driveway

### 5.3 Stewardship

New plot owners will collectively manage and equally own the area outlined in Figure 27 as a Residents Company. They will be responsible for shared amenities, including:

- 🏠 New Site Entrance
- 🏠 Site Boundaries
- Hard and Soft Landscaping

The Residents' Company will be set up by solicitors, appointed on the Landowner's behalf, and then handed over with adequate funds available and third party contracts in place to complete these works as listed. A payment by the Landowner into the Residents' Company to cover 'off-plot works' will be required at time of plot purchase.

Everything post-sale must be handled by the Residents' Company, which will be the effective landowner of the off-plot areas at that point in time onwards. CBH may be retained by the Residents' Company to tender and manage the contract at a fixed fee.

#### Key






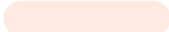
	Residents' Company
	Plot A
	Plot B
	Plot C
	Plot D
	Plot E



Figure 27 | Illustrative Site Plan with Ownership Areas highlighted



# 6.0

## Custom Build

Planning permission for each plot is limited to self or custom-build housing as defined by the Self-build and Custom Housebuilding Act 2015 (as amended), the National Planning Policy Framework and related Planning Practice Guidance.

To comply with this restriction, the house must be built or commissioned by its owner and occupied by the owner as their primary residence. Building work can involve the owner building the home themselves, managing the construction, or commissioning the build by making key design and layout decisions, and have it constructed for them by a builder or contractor ready for occupation ('turnkey').

In considering the development of each plot, Wealden District Council will need to be satisfied that the initial owner of the home has primary input into its final design and layout. Off-plan housing and homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer do not fall within the legal definition and will not comply with the approved planning permission.

### 6.1 Plot Passports

Purchasers of plots will be provided with a Plot Passport which summarises the design rules for each Plot and provides further information to help guide the development process. Plot Passports do not form part of this Design Code.



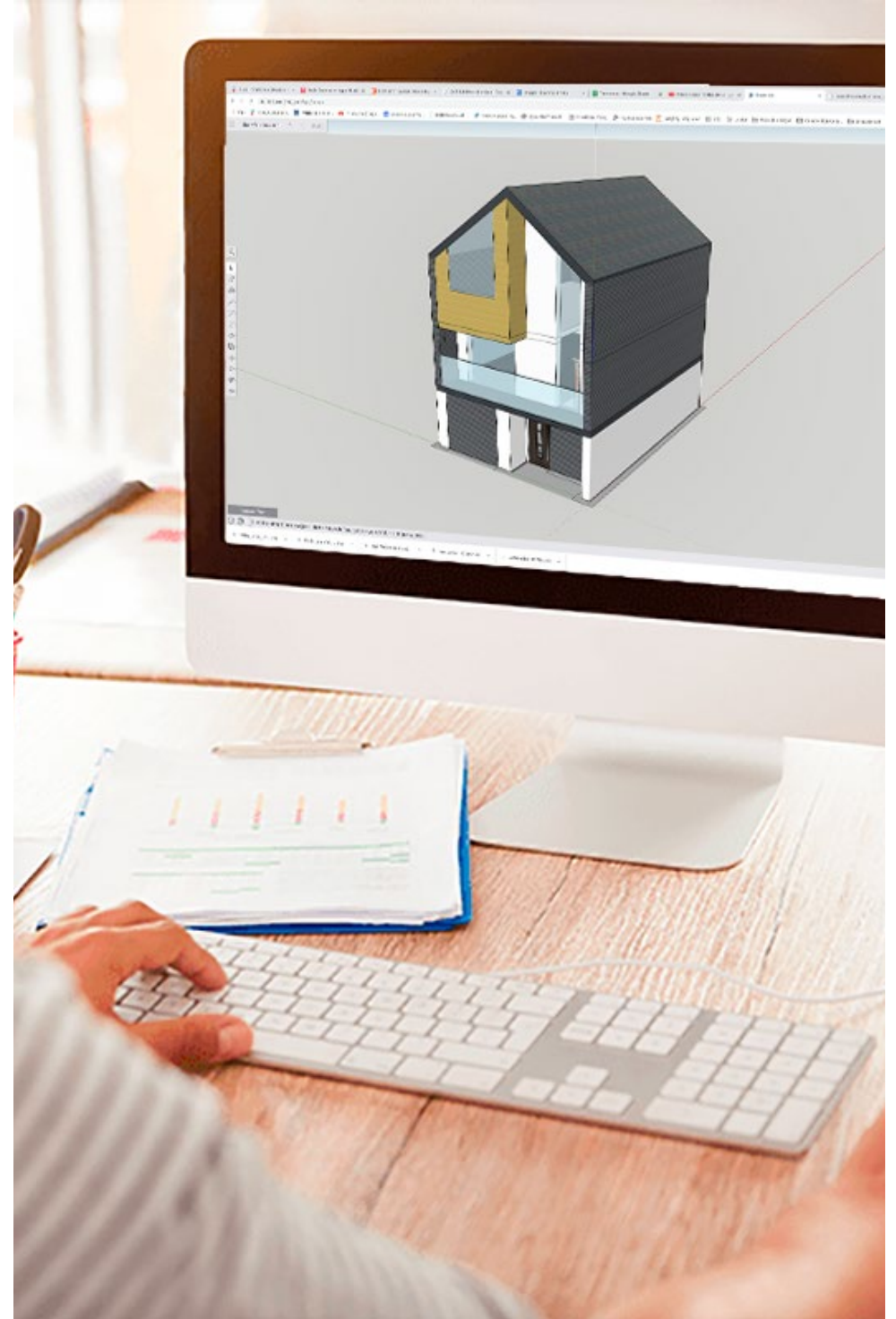
# 7.0

## Approval of detailed house designs

All house designs will need to be approved by Custom Build Homes before they are submitted to Wealden District Council for final approval, with or without planning conditions. This is to ensure that home designs are in keeping with the design vision for the site as a whole, and this Code, and that the project can proceed without delay in the planning process.

### 7.1 Future Development

A planning application to Wealden Council should be made for future extensions or development on each plot. Any permitted development undertaken by each plot owner should also comply with this Design Code.



# Appendix A

## Design Code Summary Table

Design Code Ref.		Design Requirement
<b>2.0</b>	<b>Plot Layout</b>	<b>As specified in Figure 5: Site Layout Plan</b>
<b>2.1</b>	Build Area	As specified in Table 1: Build Areas
<b>2.2</b>	Services and Utilities	As specified in Figure 5 and Table 2: Services and Utilities
<b>3.0</b>	<b>Site Access</b>	
<b>3.1</b>	Junctions and Crossings	As specified in Figure 4: Site Plan Access: 4.8m wide with 8m radii Visibility splays: 2.4m x 22m south and 2.4m x 23m north
<b>3.2</b>	Pedestrian and Cycle Routes	New footpath as shown in Figures 4 and 5. Cycle access via vehicle access from Robin Post Lane.
<b>3.3</b>	Access	Plot access width and location: as specified in Figures 4 and 5. Within access road, all manhole and similar service covers to be heavy duty 'Grade A' type
<b>3.4</b>	Car Parking and Cycle Storage	As specified in Table 3: Required Parking Allocation on-plot Car parking spaces: 2.5m x 5m (minimum size) Garages: 3m x 6m (minimum size) or 7m x 3m, if to be used for cycle parking and located in build zone behind building line Cycle storage: located in build zone behind building line and must be secure
<b>4.0</b>	<b>Landscaping</b>	<b>As specified in Figure 9: Landscaping Plan</b>
<b>4.1</b>	Landscaping Sequencing	As specified in Table 4: Landscaping Sequencing Table To be completed as part of practical completion of each house, prior to occupation, inclusive of on-plot boundary treatments with neighbouring property Appendix B sets out responsibilities
<b>4.2</b>	Site Preparation	See separate Tree Constraints Plan Tree protection fencing must be in place during all construction works
<b>4.3</b>	Hard Landscaping for Plot Access	Pre-Start requirements: see Section 4.3.1 Post-Completion requirements: see Section 4.3.2
<b>4.4</b>	Site Boundary Treatments	1.8m high closed board fence along the western (side) boundary of Plot A, as shown on Figure 9 1.8m high acoustic fence/barrier along plot boundaries of Plots A, B and C only. New dense 1.8m high hedge to be planted along plot A and B boundaries shared with footpath and to the southern boundary of Plot D and E, as shown on Figure 9 Species specification: see Landscape Architect's plan
<b>4.5</b>	Water and Drainage	Foul and surface water: to be designed in accordance with the site-wide drainage strategy.
<b>4.6</b>	Lighting	On-plot lighting: should be low-level and dark skies compliant
<b>4.7</b>	Trees	Planting in accordance with Landscape Architect's Plan and Specification after completion of on-plot construction works
<b>4.8</b>	Biodiversity	To be provided by Resident's Company upon completion of final house in accordance with Section 4.8

4.9	Plot Boundaries	To be formed by metal post and wire fence and in accordance with Section 4.4 No close-boarded fencing to front or side boundaries, with the exception of Plot A, as shown on Figure 9 No gates to rear or side boundaries permissible An acoustic fence/barrier will be required along plot boundaries of Plots A, B, and C, to deflect noise from the bypass
4.10	Front Boundary	1.0m high planting with 1.0m high cleft chestnut post & rail fence as shown on Figure 9 Installed after practical completion each house All planting to be in accordance with Landscape Architect's Plan and Specification Gates to the front boundary must be made timber to match fence and open inward to plot
4.11	Footpaths and Hard Landscaping	Footpath on plot: 1.2m wide (maximum) Hard landscape finishes: See Section 5.2.9 Hard landscape coverage: Must not exceed 50% in front of finished building line) Hard landscape design: Must direct run-off water from hard surface to permeable surface/suitable on-plot drain
4.12	Soft Landscaping off plot	To be installed after completion of last house as specified in Section 4.12 and planted to Landscape Architect's Specification.
4.13	Waste Storage and Collection	On plot storage to be located behind building lines in a suitable enclosure. Plots to have hard standing collection point (W: 2.3m x H: 1.1m high x D: 0.75m). A clear route from the collection area to the storage area of each plot should be maintained.
5.0	<b>House Design</b>	
5.1	Form and Scale	As specified in Section 5.1
5.2	Material Palette	As specified in Figure 16: Material Colour Palette
5.2.1	Walls	No more than two main wall finishes which match material colour palette Green Walls to cover no more than 30% of external surface area of house
5.2.2	Windows	Finishes must complement the material colour palette in Section 5.2. No uPVC permissible. Glazing to elevations facing neighbouring properties from habitable rooms must be obscured unless a 22m distance between elevations is maintained. Total glazing area should not exceed 40% of each elevation. At least two elevations must have at least one window.
5.2.3	Roof	As specified in Section 5.2.3
5.2.4	Roof Windows	Permitted on front and rear elevations, except to the rear elevations of plots D and E Frame colour: black, anthracite, or brown or to match roof colour
5.2.5	Dormer Windows and Balconies	Dormer window external colour and material to be in accordance with Section 5.2 Glazed elements of balconies must be obscured. Main structure of balcony must match colour of window frames.
5.2.6	Downpipes and Roof Accessories	Roof gutters, fascia, soffit boards and downpipes must be same colour or match either the roof, window or wall finish colour
5.2.7	Wall Mounted Accessories	Match colour of wall or window finish (except house identification naming or numbering)
5.2.8	Doors	All external door finishes to match the colour of the window finish. All front doors must have in-door glazed element or adjacent to door and can be any colour.
5.2.9	Hard Landscaping	On-plot hard landscaping colours to be in accordance with Figure 25: Material Colour Palette
5.3	Stewardship	New plot owners will collectively own and manage shared amenity area outlined in the Figure 21 as a Residents Company in accordance with Section 5.3
6.0	<b>Custom Build</b>	<b>Planning permission for each plot is restricted to self or custom build housing as specified in Section 6.0</b>
6.1	Plot Passports	To be provided to each plot purchaser and summarise all plot rules but do not form part of the design code
7.0	<b>Approval of Detailed House Designs</b>	<b>Designs must be approved by Custom Build Homes before they are submitted to Wealden District Council for final approval</b>
7.1	Future Development	Future extensions or development on each plot requires an application for planning permission to Wealden District Council (where needed). Any development not requiring planning permission (permitted development) should also comply with this design code.

# Appendix B

## Responsibility Matrix

		Pre-Start	During Works	Post-Completion
2.1	Build Area	○ ●	○ ●	○ ●
2.2	Services and Utilities	○ ●	○ ●	○ ●
3.1	Junctions and Crossings	○	○	○
3.2	Pedestrian and Cycle Routes	○	○	○
3.3	Access	○ ●	○ ●	○ ●
3.4	Car Parking and Cycle Storage		●	●
4.2	Site Preparation	○ ●		
4.3	Hard Landscaping for Plot Access	○	○	○
4.4	Site Boundary Treatments	○	○ ●	○ ●
4.5	Water and Drainage	○ ●	○ ●	○ ●
4.6	Lighting		●	●
4.7	Trees	○ ●		○ ●
4.8	Biodiversity	○ ●		○ ●
4.9	Plot Boundaries	○ ●	●	●
4.10	Front Boundary	○ ●	●	●
4.11	Footpaths and Hard Landscaping	○	○ ●	○ ●
4.12	Soft Landscaping off-plot		●	○ ●
4.13	Waste Storage and Collection		●	●
5.1	Form and Scale	●	●	●
5.2	Material Palette	●	○ ●	○ ●
5.3	Stewardship	○	○	○

### Key

○ ● Off Plot Works  
○ ● On Plot Works

○ ● Plot Owner  
○ ● Land Owner  
○ ● Residents Company



---

[hello@custombuildhomes.co.uk](mailto:hello@custombuildhomes.co.uk)

[custombuildhomes.co.uk](http://custombuildhomes.co.uk)

0345 223 4452

Great Michael House, 14 Links Place, Edinburgh, EH6 7EZ  
BuildStore Custom Build Ltd T/A Custom Build Homes  
Company No. SC618421

The illustrations shown within this document are artist's impressions only and do not accurately depict landscaping, gradients or street furniture. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Custom Build Homes reserves the right to amend the specification as necessary and without notice.