



# Plot Passport

**Plot 2, The Paddock, Hailsham**

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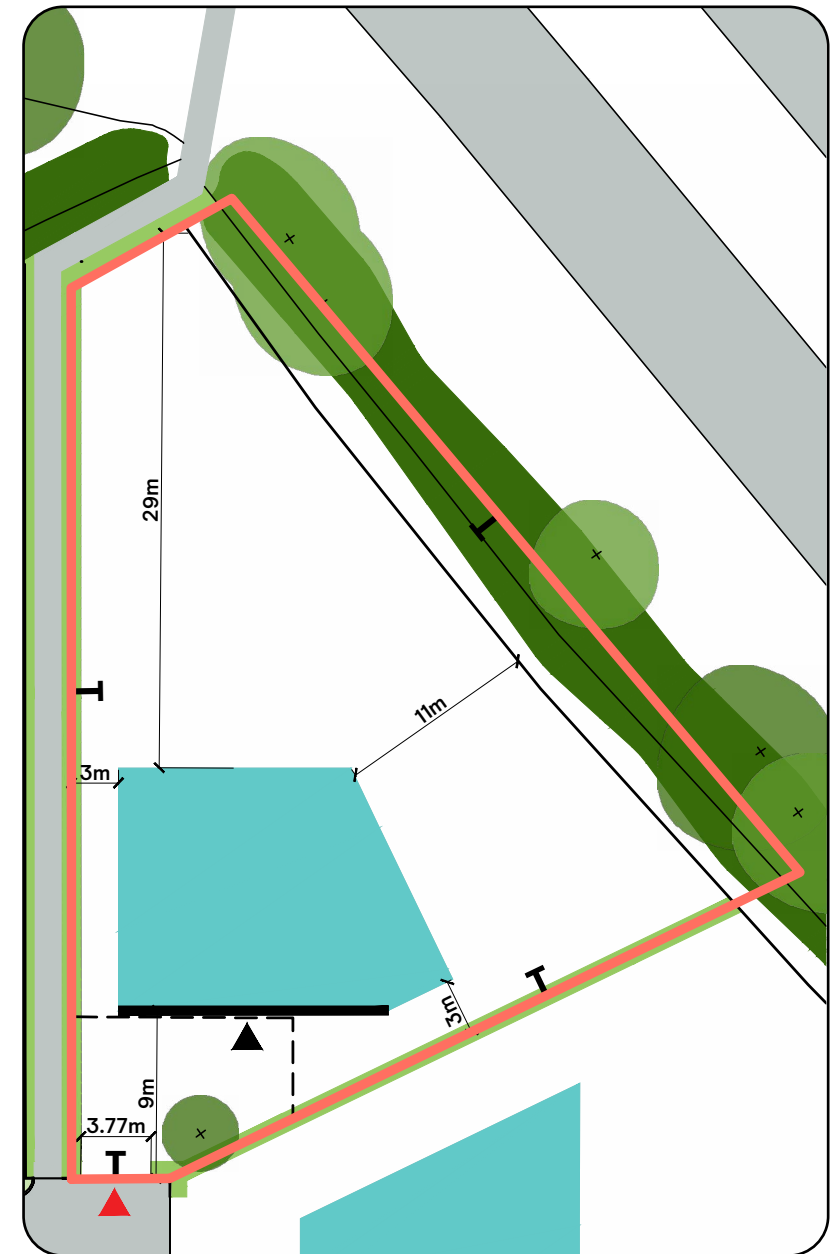
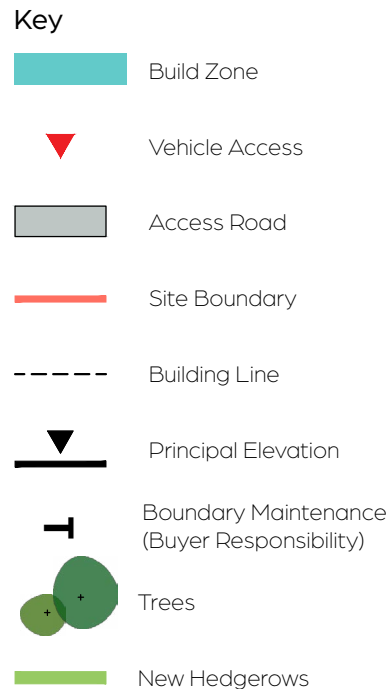
## Plot 2, The Paddock, Hailsham

This Plot Passport has been prepared to describe the key design parameters set by the outline planning permission (ref. WD/2020/0311/0). The relevant approved Design Code will guide the permissible design, scale, form and finish of your house.

The adjacent plan and table below shows the key design restrictions associated with this plot.

Please note – the section entitled Technical Requirements may be subject to minor changes. Check with your Sales Coordinator for the latest position.

Use	Self-Build Residential
Plot Size	1179m <sup>2</sup>
Build Zone Area	199m <sup>2</sup>
Maximum Building Footprint	199m <sup>2</sup>
Max. Floor Area (GIA)	354m <sup>2</sup>
Max. no. of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m
Outline Planning Permission Ref.	WD/2020/0311/0



# Key Design Particulars

## Access and Parking

You are required to maintain access to your plot. You must provide pedestrian access to your front door from the shared access. You must provide allocated parking spaces and cycle storage space within the curtilage of your plot, as specified in the Design Code.

## Boundaries

All boundaries between plots must be established and maintained by plot owners. Your front boundary should be established after practical completion of your house.

## Community

The Paddock has been designed to create a long-term friendly community. The construction of your plot will likely be ongoing during a neighbour's construction process or them occupying their home. All plot owners are encouraged to engage with neighbours throughout the construction period. Alerting neighbours of deliveries, large machinery or any construction on shared surfaces is vital to a good construction process and community to live in.

## Household Waste and Recycling

Household Waste & Recycling will be picked up at the front of your plot. It is your responsibility to place your bins out for collection on the appropriate day.

## Landscaping

Plot owners will need to be aware that all planting, landscaping, and biodiversity measures undertaken during construction may be at risk of damage and must be replaced. It is advised to allow for regular irrigation and inspection of any planting throughout construction works. Any landscaping should be in accordance with

the specification set out in the Design Code including species and planting requirements.

## Materials

You have a range of materials to consider when designing your home, which respect the rural character of the area, including brick, render and timber. Please refer to the approved Design Code for the full material palette and design constraints.

## Planning Permission

Your plot benefits from Outline Planning Permission for a 'self-build' development (Wealden District Council Reference WD/2020/0311/0). Before starting development, you must ensure your house design complies with the approved Design Code and apply to Wealden District Council for full planning permission. Planning Applications should be made to Wealden District Council and must be accompanied by all requested drawings and information. The Council has 8 weeks to determine your application, with or without imposing conditions.

## Self Build

To comply with the self-build restriction, your house must be built or commissioned and occupied by you, the owner, as your primary residence. Building work can involve you building the home yourselves, managing the construction, or commissioning the build by making key design and layout decisions and have it constructed for you 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 you, as the

plot owner, has primary input into its final design and layout. Off-plan housing, 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.

## Sustainable Design

When designing your home, it is important to be mindful of sustainable design choices. It is recommended that your home design follows the energy hierarchy of:

- 1 Reducing energy demand through passive design measures including form, orientation and fabric;
- 2 Using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights; and
- 3 Maximising renewable energy sources, especially through decentralised sources, including on-site generation and community-led initiatives.

## Further Information

For further enquiries regarding the design restrictions refer to the approved documents relating to the Outline Planning Permission.

**This document has been prepared by Custom Build Homes on behalf of Landstrom.**

# Technical Requirements

## Services

Your plot is provided with capped services connections at the front boundary of the plot, with service terminals for use during and after construction. Design of on-plot services should be in accordance with Building Regulations and the relevant provider. The approximate location of mains services are shown on the adjacent plan. Full details will be provided on the Services Utilities site plan.

## Contractor Occupation

All Contractor Storage and Site Facilities must only occupy the area shown on the plan adjacent. No works or storage of materials may be undertaken outside the curtilage of your plot without permission from neighbours, relevant approving authority, highways authority or Wealden District Council, as applicable. All appointed contractors will have access to all available site information including permissions, surveys and H&S documents.

## Contract

Building work must start within 6 months of Reserved Matters Approval. **The house must be completed within 24 months of the Reserved Matters Approval.** Full details are set out in the Contract of Sale.

## Plot Boundary Coordinates

Coordinates: Eastings (X) and Northings (Y) (metres)

A	557937.79, 108590.75
B	557925.94, 108599.05
C	557933.40, 108609.70
D	557943.61, 108602.55
E	557941.58, 108590.14

### Key

-  Contractor Occupation Zone
-  Services Connection Point
  - Electrical Connection  
Crown Energy
  - Telecommunications Connection  
BT Openreach
  - Water Connection  
Crown Energy
-  Surface Water Drainage Connection  
ESCC Highways
-  Foul Drainage Connection  
Southern Water

