



Self Build Plot C St. Christophers Drive

Oundle, Peterborough, PE8 4HU

Guide Price £220,000



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DESCRIPTION

The Masterplan for the land at St Christophers Drive, provides for 62 dwellings and 3 self-build plots. These self-build plots were granted outline approval under planning reference 19/01355/OUT. They are intended to provide the buyer with the freedom to design and construct their own property. The plots are located to the south of the larger development site. Each plot will be developed in line with strict design criteria to ensure the appropriate controls are in place to protect visual amenity, whilst not stifling innovation and individuality.

CONCEPT

The design concept behind the self-build plots is to ensure full integration with the wider site and future infrastructure, including both vehicular & pedestrian networks. The self-build plots will be accessed via a private driveway that has access from the adoptable highway. The consistency of design in infrastructure and boundary treatment for each plot will ensure an attractive and consistent street scene. The buildings will then sit within the plots for full individual expression within the confines of the Design framework.

DESIGN FRAMEWORK

The purpose of the design framework is to set clear guidelines for individual developers of the self-build plots at St Christophers Drive. It encourages the achievement of a high level of architecture design quality, whilst protecting the visual amenity of the site as a whole and ensuring an acknowledgement of its context. The Design Framework strikes a balance between the need to create a cohesively designed development and the freedom and flexibility expected when designing within the self-build culture.

PLANNING

Outline planning permission has been granted for the self-build plots which will then require a Reserved Matters application from the owner of the plot to deal with all on-plot spatial and design components. Reserved Matters applications would then be submitted to the Local Planning Authority for consideration in the normal manner. In addition to this, plot sales would also be subject to a separate but comparable contractual approval process by Persimmon Homes..

PROJECT PRINCIPLES

STANDARDS & QUALITY: Proposals are to comply with Building Regulations relevant at the time of submission/construction.

TIMESCALE: Each plot design/project will be delivered within 12 months of the start on site in order to minimise disruption to others (this would be secured contractually and act as additional control over and above any relevant timescales detailed in the planning permission).

PROVIDED INFRASTRUCTURE

ACCESS: Persimmon Homes will provide road access to all plots in accordance with the approved Outline planning consent which provides for access connections to the wider development road layout with internal roads to be approved by the Reserved Matters application for the development. Each plot will have a designated vehicular access point with a width of 5.5 metres.

SERVICES: Each plot will be provided with access to foul and surface water drainage and connection points to utilities such as water, gas electricity and communications.

BOUNDARY TREATMENT & LANDSCAPING: The proposed details of boundary and plot landscaping including any areas of hardstanding should be agreed with the LPA as part of any submission of reserved Matters. Landscaping must be provided within the gardens and shall be planted during the first planting season following completion of the development.

RECYCLING & WASTE MANAGEMENT: All reserved matters applications should provide for refuse storage in line with the current Local Authority recycling provision.

THE PLOT

Plot C Measures approximately 8.59m wide (at front) x 32.02m deep. (Not confirmed on site.)

1 - The siting of the plot should allow access for maintenance of buildings and boundaries.

2 - A minimum distance of 11 metres is required to provide a

sufficient standoff distance to protect the amenity of adjacent residents in terms of overlooking and over dominance of nearby properties.

3- Suitable set back distances between the front elevation and front boundary should be between 5-7 metres in order to ensure a rhythm in the street scene & thereby improving the composition of the development.

4 - A standoff is required from the side boundary(s) to enable pedestrian access to the rear garden and to enable construction of the plots.

5- Access to the self-build plots will be fixed in accordance with the wider site Masterplan. This allows for access to all individual plots and will be provided up to the plot boundaries by Persimmon Homes.

6 - Driveways and pathways shall be complementary to the materials used within the wider development.

7 - A maximum of two and a half storeys will be permitted to minimise overlooking and to ensure that massing is appropriate to the sites context. Storeys will have a height range of between 2m and 3m (finished floor level to finished ceiling height). However, the height of dwellings should not impact upon neighbouring developable zones due to their height- which will form a material consideration in the Reserved Matters application.

8 - Corner plots are important to the street scene and wider development as they can ensure attractive, outward facing development. A corner turning plot will be required to Plot C due to it facing onto the open space and footpath. This plot must be designed to incorporate active gables where it faces onto this section.

9 - Elevational form shall be dictated by site layout, surveillance of the street and the function of the floor plan. Social inside/outside spaces shall also relate well to each other without detrimentally impacting upon neighbour amenity levels.

10 - Properties must relate well to their surroundings, including the properties in the immediate vicinity. Consideration will be given to the flow of the street scene when planning the scale and massing of dwellings.

PARKING PROVISIONS

All plots must conform to the parking standards that are outlined within the Rural North, Oundle & Thrapston Plan and Northamptonshire County Councils (NCC) parking standards (2016).

The Rural North, Oundle & Thrapston Plan states: "For new residential developments within the Plan area, an average maximum residential parking standard of 2 space per dwelling will apply. Further details regarding dimensions are available from the NCC planning portal.

BUILDING ELEMENTS

ROOF: There are no restrictions on the type of roof to be used, yet they must respect the scale, form, massing and visual amenity of both the plot and its wider visual context.

WALLS: The appearance of walls must reflect their residential setting and be visually appropriate to their surroundings.

BOUNDARY TREATMENT: Enclosures other than boundary treatment fronting the public realm should be appropriate for its purpose, for example if they are installed to protect amenity levels they should be an appropriate height (for example, 1.8M) and design (ie close boarded).

TIMESCALES

Individual applications will be required for all plots and must be submitted within 3 years of the decision date of the outline planning permission (20th November 2020). If approval is sought from the LPA after this date, an application for full planning permission will be required.

PLANNING SUBMISSIONS

Detailed proposals for individual plots should be submitted to both the LPA and also Persimmon Homes for approval. Design will be assessed against this design criteria and as in the case of North Northamptonshire Council, against relevant adopted and national planning policies.

For further details on what required for submission to NNC and the subsequent application process, please visit:

<https://www.east-northamptonshire.gov.uk/planning> and <https://www.planningportal.gov.uk>

SUMMARY OF PROCESS

1 - Persimmon homes agree a sale to the prospective buyer subject to price and buyers position, via their selling agent

2 - Plot purchasers design dwellings adhering to this self-build Design Criteria.

3 - Proposed plans are submitted to Persimmon Homes for comment /approval

4 - If approved, purchasers submit a reserved matters application to North Northamptonshire District Council and

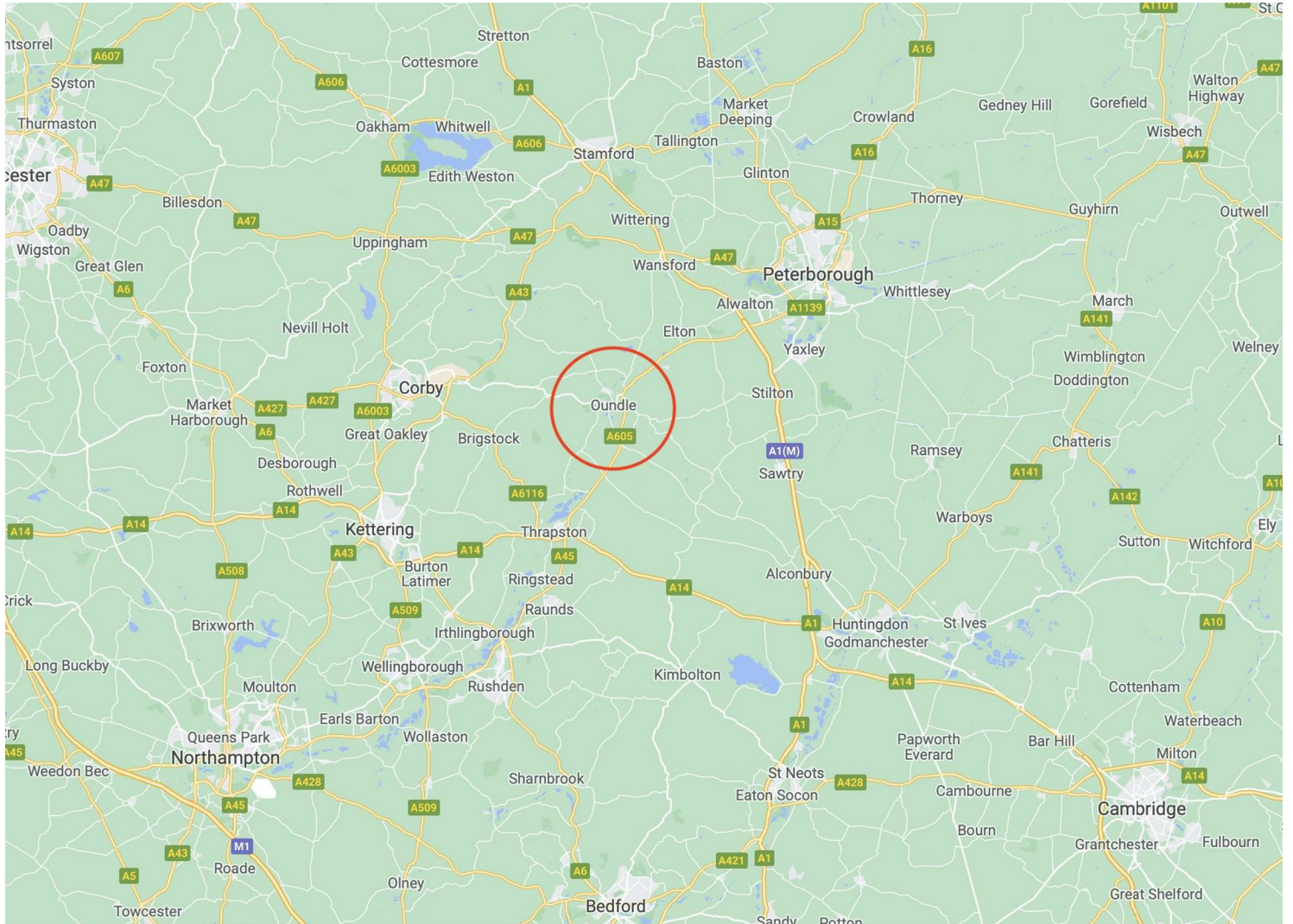
5 - If approved, plot purchasers gain the necessary approval for planning conditions on the outline and reserved matters consent.

OFFERS

All offers are to be submitted in writing to the sellers agent and include proof of funds, estimated timescales, proof of ID and solicitor details.

Notes

All measurements shown and plans are supplied by the seller or from working drawings and are subject checking and measured survey.. Whilst we take every effort to ensure their accuracy, buyers are advised to satisfy themselves of this before committing to purchase. Sizes and plans are a guide only and buyers should ensure their legal representative is able to verify them before legally committing to purchase.



Viewing

Please contact our Soham Office on 07500 115321 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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