



Self-build Plot 170

Newman Fields, Soham, Ely, Cambs, CB7 5EL

Guide Price - £200,000

The plot offers an excellent opportunity for self-builders and is situated on the Newman Fields residential development on the northern outskirts of the town, providing direct access to Ely City and is less than 5 minutes' drive from Soham rail station. The plot measures approximately 12m wide x 23m deep and will be provided with access to utility connections.



DESCRIPTION.

The Newman Fields development at Soham will provide 166 dwellings from starter homes through to mid-market and executive homes. The development by Persimmon Homes will also provide 9 fully serviced self-build plots to help meet the needs and demands in the local area. The buyers of these plots will have the freedom to design and construct their own property, in line with a design criteria to protect visual amenity without stifling innovation and individuality.

PLOT 1 Measures approximately 9m wide x 30m deep.

CONCEPT .

The design concept behind the self-build plots at Newmans Fields is to ensure full integration with the wider site connecting with the site infrastructure, including both vehicular and pedestrian networks.

The nine self-build plots will be accessed via adoptable highways. The consistency of design and infrastructure and boundary treatment for each plot will ensure an attractive and consistent street scene. The buildings will then sit within the plot for full individual expression within the confines of this design framework.

DESIGN FRAMEWORK .

The purpose of the design Framework is to set clear guidelines for individual developers of the plots. It encourages the achievement of a high level of architecture design and quality, whilst protecting the visual amenity of the site 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 via Appeal (under planning reference APP/V0510/W/21/3282449 & Reserved Matters submission 23/00146/RMM) for the self-build plots by East Cambridgeshire District Council. However, due to the age of the Outline application, a Full planning application would need to be submitted for each of the self-build plots. In addition, each plot sale would also be subject to a separate but comparable contractual approval process by Persimmon Homes.

For further details on what is required for submission to ECDC and the subsequent planning process, please visit: www.eastcambs.gov.uk/planning/applying-permission and www.planningportal.gov.uk

Details relating to persimmon Homes approval will be further explained at the time of agreeing a sale.

PROJECT PRINCIPLES .

STANDARDS & QUALITY: Proposals are to comply with building regulations relevant at the time of submission and construction.

TIMESCALES: Each plot design/project will be delivered with 12 months of the start on site to minimise disruption to other neighbours. (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 consent which provides for access connections to the wider Newmans Fields road layout. Each plot will have a designated vehicular access point with a maximum 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 gas, water, electricity and telecommunications where necessary.

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

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

THE PLOT.

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

2 - A minimum distance of 11 metres is required to provide a sufficient stand-off distance to protect the amenity of adjacent residents in terms of overlooking and domination of nearby properties.

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

4 - A stand-off 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 each plot boundary 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 site's context. Storeys will have a range height of between 2m and 3m (finished floor to finished ceiling height). However, the height of the dwelling should not impact upon neighbouring developable zones, which will form a consideration in the Reserved matters application.

8 - Corner turn units are important to the street scene and wider development as they can ensure attractive, outward facing development.

9 - Composition: Elevational form shall be dictated by the 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- Relationships: properties must relate well to their surroundings including the properties in the immediate vicinity. Consideration shall be given to the flow of the street scene when planning the scale and massing of dwellings.

11 - Parking: All plots must conform to East Cambridgeshire District Council's Parking Standards which are set in the Local Plan adopted in 2015. These standards require the provision of two parking spaces per dwelling and 1 cycle space per dwelling.

12 - 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.

13 - Walls: the appearance walls must reflect their residential setting and be visually appropriate to their surroundings.

14 - Boundary Treatment: Enclosures other than boundary treatment fronting the public realm should be appropriate for its purpose, i.e. if they are installed to protect amenity levels, then they should be an appropriate height, (no more than 1.8m) and design (close boarded/panelled)

TIMESCALES - Individual applications will be required for all plots and must be submitted as soon as possible to ensure timely delivery. All plots must be build-complete within 12 months of commencement of construction.

SUMMARY OF PROCESS

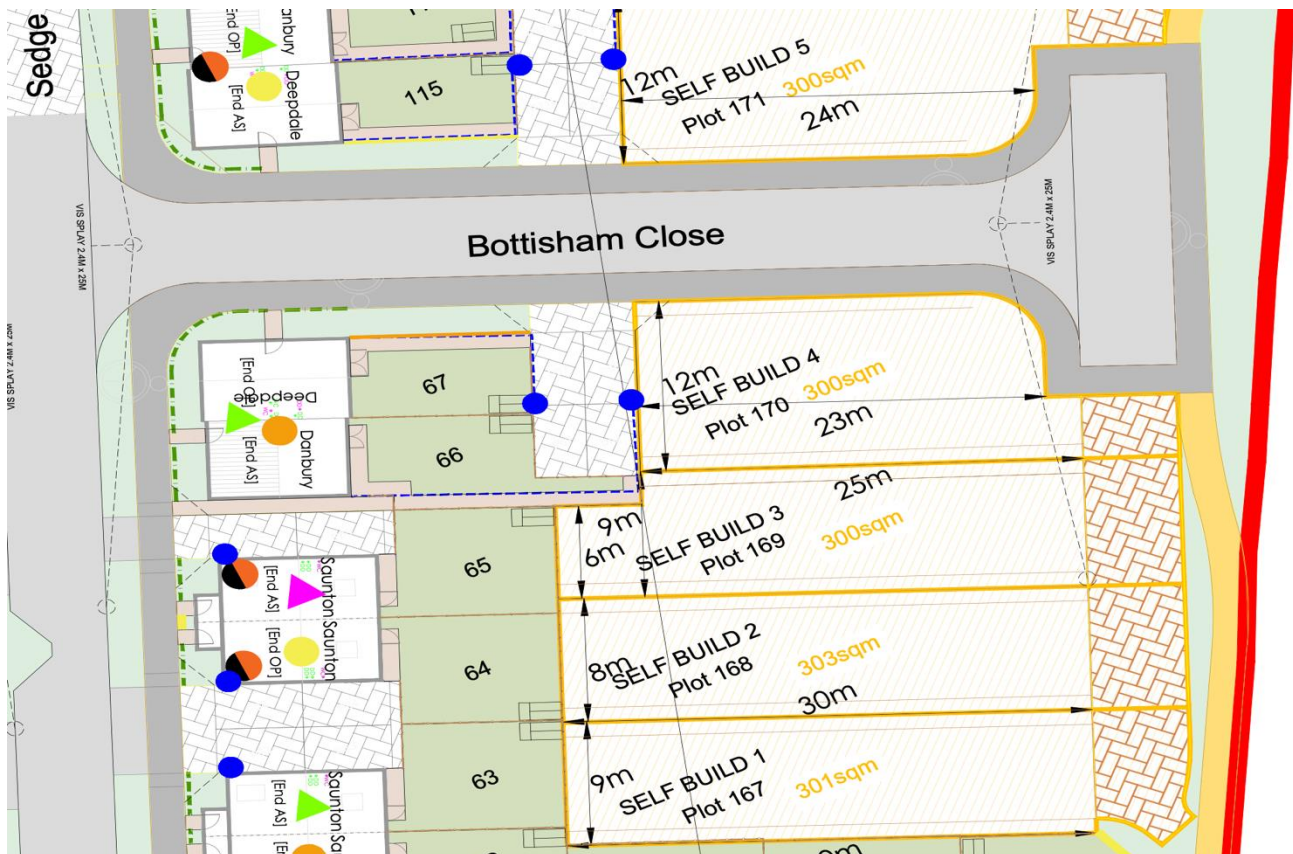
1 - Plot purchaser designs dwelling adhering to this self-build design criteria.

2 - Proposed plans are submitted to Persimmon Homes for comment and approval.

3 - If approved, purchasers submit a Reserved Matters application to East Cambridgeshire District Council.

4 - If approved, purchasers gain the necessary approval for planning conditions on outline and reserved matters and can commence build once legal completion of the purchase has taken place.

OFFERS - All offers are to be submitted to the seller's sole agent and followed up in writing with proof of funds, estimated timescales and proof of ID.



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.