

# BLACKBERRY PARK SB-5

Coalpit Heath



Self-Build & Custom Homes Plot Passport

First Issue

1st November 2022

# Plot Passport

## Introduction

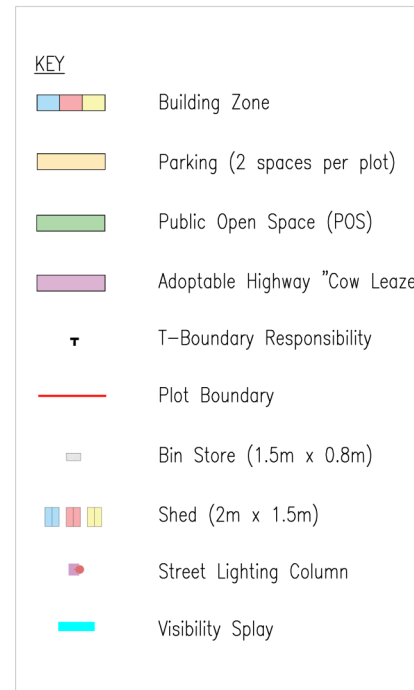
This 'Plot Passport' is provided as a succinct summary and guide by providing key relevant information from the planning permission, design considerations and procedural requirements in an easily understandable and readily accessible format.

The final layout and design is subject to planning approval prepared and submitted by the plot purchaser.

The plots will be pegged out on site and it will be the purchaser's responsibility to appropriately secure the plot as required.

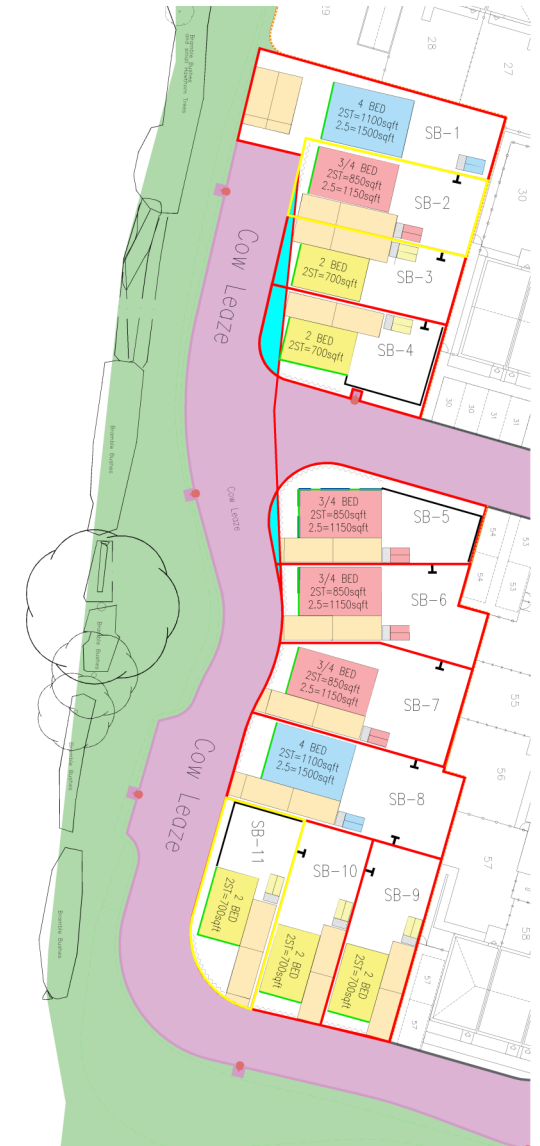
## Design Guide

A 'Design Guide' has been prepared to provide guidance on the overall plot arrangements & design, and is to be read in conjunction with this 'Plot Passport.'



**Plot SB-5**

- Plot Area: 180 sq.m
- Plot for single dwelling only
- Max build height: 2.5 storey (10.5m Ridge Height)
- Parking spaces: 2
- Principal elevation: frontage to "Cow Leaze" road—DUAL ASPECT



*Indicative masterplan showing plot layouts*

# Plot Passport

## Utilities

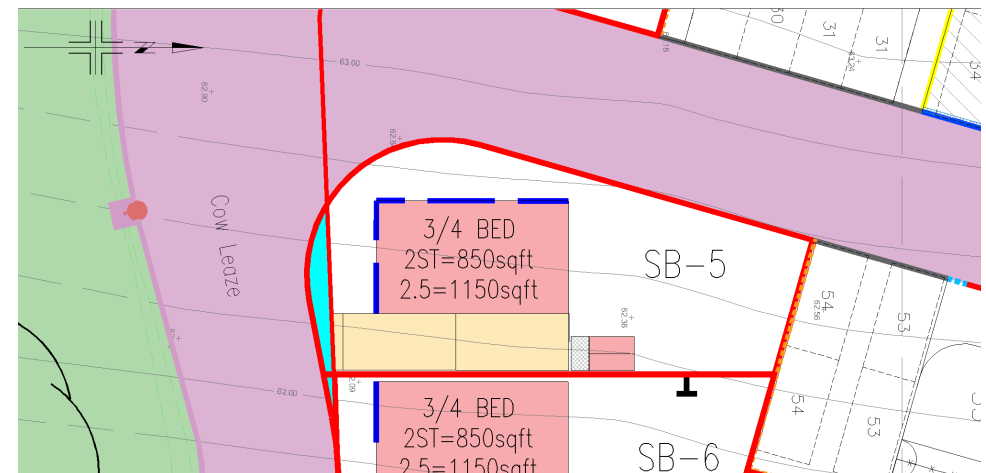
Each plot will be offered with access to foul and surface water drainage alongside water, gas, electric and telecommunications. The location of these services are identified in the plan opposite.

## Plot Connections

Electricity	230V Single Phase, 50Hz AC 100A/23kVA Supply Rating Max
Gas	63mm MDPE pipe, 30kW Supply Rating Max.
Water	32mm or 25mm MDPE
Telecoms	BT Fibre Service

It is the responsibility of the purchaser to arrange for their own service installations and connections unless otherwise noted.

Each plot owner has the right to connect to services outside their plot boundary. The plot owner is to notify Barratt a minimum of 10 days before work is due to take place. The area must be reinstated to the same standard prior to any works taking place in accordance with the contract.

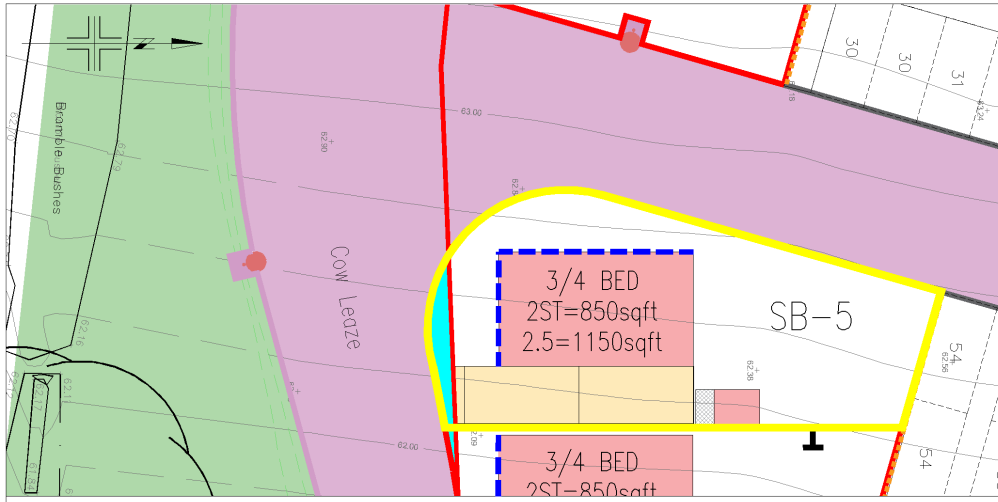


## Key


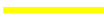


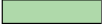





	Building Zone		Plot Boundary
	Parking (2 spaces per plot)		Highway Gully
	Public Open Space (POS)		Surface Drain
	Adoptable Highway "Cow Leaze"		Foul Drain
	Shed (2m x 1.5m)		Service Strip (Ducts & Mains)
	Bin Store (1.5m x 0.8m)		Surface Sewer Manhole
	Street Lighting Column		Foul Sewer Manhole
	Surface Sewer		Visibility Splay
	Foul Sewer		



# Plot Passport



## Key

	Building Zone (recommended)		Self Build Plot 5 Boundary
	Parking (2 spaces per plot)		Principal Elevation
	Public Open Space (POS)		Bin Store (1.5m x 0.8m)
	Adoptable Highway "Cow Leaze"		Shed (2m x 1.5m)
	Visibility Splay		Street Lighting Column
62.38	Existing Survey Level		

## Performance and Sustainability Requirement:

Thermal element & low / zero carbon technologies	Comply with current building regulations, improvement on this is encouraged along with low / zero carbon technologies.
Windows & Doors	Use accredited suppliers, installers and contractors to comply with current building regulation.
Thermal Bridges; following standards:	Use Accredited Construction Details. An overview can be downloaded from <a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a> . Achieve the Association of Environmentally Conscious Builders (AECB) Gold or Silver Standard details as a minimum to achieve $\gamma = 0.08 \text{ W/m}^2\text{K}$ . It is encouraged to improve on the Accredited Construction Details.
Air Leakage Rate	3m3/hr/m2 @ 5 Pa test pressure.
Overheating Risk	Consider design strategies that minimise the risk of summertime overheating. As a minimum comply with Building Regulations Part L Standards Assessment Procedure (SAP) Appendix P, or equivalent

# Plot Passport

## Utilities

### Foul Water:

A spur will be brought onto the plot and terminated where shown. The foul water is taken by gravity down to the on site pumping station when it is then collected and pumped below ground through site to join the foul water run in Cow Leaze.

This sewer and associated pumping station will be adopted by the local water authority (Wessex Water) on completion.

### Surface Water:

A spur will be brought onto the plot and terminated. The surface water travels by gravity down to the attenuation pond in the south of the site. The water is held here before being discharged into the watercourse at an agreed discharge rate.

The surface water sewer will be adopted by the local water authority (Wessex Water) upon completion. The attenuation pond and associated inlets and outfalls will move into ownership of the Management Company.

### Gas:

There is a gas main with sufficient capacity to serve a domestic property where indicated. The purchaser will have the right to connect onto this main within the service margin and take a supply to serve their property only.

The gas supply will require extension directly from the gas main in the road to the meter position; either to a built in or wall / ground mounted meter box once this has been installed. The service pipe must be laid 90 degrees from the main: route approved by gas supplier.

The purchaser must arrange a supply contract with the supplier of their choice, register the MPRN with them, arrange for installation of the meter and commissioning of the supply.

### Water:

There is a water main with sufficient capacity to serve a domestic property where indicated. The purchaser will have the right to connect onto this main and take a supply to serve their property only.

### Electricity:

There is an electric LV main with sufficient capacity to serve a domestic property where indicated. The purchaser will have the right to connect onto this main and take a supply to serve their property only.

The electric supply will require extension directly from the main in the road to the meter position; either to a built in or wall mounted meter box once this has been installed. The connection must be laid in a straight line between the main and the meter position.

The purchaser will need to arrange the connection and MPAN number with the Distribution Network Operator.

The purchaser must arrange a supply contract with the supplier of their choice, register the MPAN with them, arrange for installation of the meter and energise the supply.

### Telecommunications:

BT serve the site. Ducting has been laid from the nearest chamber on site, into the plot, terminating where indicated for the purchasers future use. The purchaser will need to duct from the boundary into their plot prior to BT connecting the service.

# Plot Passport

## Planning

The development site benefits from Outline Planning Permission (Ref:P19/2083/RVC) and approval of reserved matters (Ref:PT18/6313/RM & P19/18441/RM)

**The plot is sold with Outline Planning approval for residential development. The plot purchaser must submit a full planning application for approval prior to any works commencing on site.**

The Local Planning Authority will determine as to whether your design complies with the site masterplan and Design Guide. Forms are available from Local Planning Authority and must be accompanied by a plan showing the site and details of the proposed development. Approval must be in place before work commences.

## Legal Obligations

On approval of the scheme, the Developer (Barratt Homes) entered into a legal agreement with South Gloucestershire Council known as a Section 106 agreement. This document lists obligations which are applicable to the development and are focused on site specific mitigation of the impact of the development.

The S106 agreement runs with the land to which it relates and therefore at the time of purchase, is applicable to the plot. On approval of the subsequent plot planning application this will fall away and will no longer be relevant.

Barratt Homes confirm they will make the contributions / payments due in full in respect of the S106.

## Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge per square metre levied on new development (such as new homes to fund infrastructure) South Gloucestershire Council introduced the levy on 1<sup>st</sup> August 2015.

The Community Infrastructure Levy (England) Regulations 2019 currently exempt self and custom build homes from paying the charge. Under current Council policy, CIL regulations provided for dwellings which are built or commissioned by individuals for their own occupation and as their principle home for a minimum of three years, are exempt from paying CIL.

In order to benefit from this exemption, self-builders must provide a self-build exemption claim (prior to commencement of development) and additional supporting evidence within 6 months of completion of the dwelling.

Further information can be found on the Council's website and in the CIL SPD. [CIL-S106-SPD-March-2021-Graphics-version.pdf \(southglos.gov.uk\)](#)

## Management Company

The external areas of the site not sold on as a property, plot or adopted by the local council as part of highways, the land will be managed by a Residents Management Company (RMC), a legal entity set up to maintain and service these areas.

Pinnacle will be appointed to look after these external areas once they have been completed and handed over.

You will become a member of the RMC on completion of the plot sale and will be required to pay an annual contribution towards the services and maintenance required for the communal areas by way of a service charge.

Further information can be found within the 'Contract for Sale.'

# Plot Passport

## Definitions

### Completion

Unit Completion shall be deemed to be achieved on the date of the earliest of the following being issued in respect of your home; 1) the date of completion notice for Council Tax purposes in accordance with schedule 4a of the Local Government Finance Act 1988 and Section 17 of the Local Government Act 1992 or ii) the date of building regulations completion certificate in accordance with section 17 of the building regulations or if earlier the date on which any latent defects insurer issued the policy cover note in respect of the building works. The home can not be occupied until both of the above are in place.

### Home

Home refers to a dwelling house or building which does not include a building containing 1 or more flats or a flat contained in such a building.

## Design Considerations

A Ground Investigation (GI) has been undertaken by the Barratt Homes, comprising of Boreholes (BH) and Trial Pits (TP) and associated laboratory testing.

For unconventional dwelling layouts, designs, loadings or construction, additional Ground Investigation and soil testing may be required for such plots. This is to be carried out, if required, by the plot purchaser.

Each self-build purchaser is required to arrange for the full & detailed design and construction of their dwelling. It is recommended that professional advice is obtained for their dwelling design and construction.

The Site is in an area affected by Radon gas and as such new dwellings must include basic radon protective measures as a minimum.

# Plot Passport

## Further Information

The documents listed below are available for reference with regards to the development;

### *Ground Investigation Report (GI)*

Prepared by Hydrock on behalf of Barratt Homes Bristol

The GI covers the whole development site. Raft foundations with suspended floor slabs are recommended, basic radon protection measures are required.

### *Topographical Survey*

Prepared by Brunel Surveys Ltd on behalf of Barratt Homes

### *Tree Survey & Report*

Prepared by Alan Engley on behalf of Barratt Homes

### *Design Guide*

Prepared by Barratt Homes

**Barratt Homes Ltd cannot guarantee the accuracy of any data contained within the technical documents and no surety may be taken from them. The purchaser is encouraged to obtain their own independent data for specific use.**

## Health and Safety

Any building work poses potential Health and Safety risks. The Health and Safety Executive (HSE) regulates health and safety in construction through the Construction and Design Management (CDM) Regulations 2015. The CDM regulations places duties on everyone involved in the construction process to ensure that all projects are properly planned, designed and managed in a safe manner.

In 2015 the CDM regulations were revised so that some private homebuilders are now classified as 'domestic clients' and therefore have to comply with the legislation. Prior to development the Plot Purchaser (as client) must appoint a Principal Designer.

It is the purchaser's responsibility to ensure appropriate Health and Safety procedures are in place.

**Any breach of health and safety legislation could result in a dangerous or even fatal accident. It could also result in construction work being stopped by the HSE or the council, and could lead to prosecution in serious cases.**



# Rules of your build

No temporary buildings or caravans are allowed on your plot.

You shall not occupy your home or allow your home to be occupied for residential purposes until completion.

No works or storage of materials may be undertaken outside of the curtilage of your plot without permission from Barratt Homes Ltd.

The Principal Elevation of your home must front a highway.

The plot is for a single detached unit, the merging and / or subdivision of the plot is not permitted.

Provision for secure cycle storage must be demonstrated on your plans. Storage for bins must be demonstrated and not be visible from the road.

2 No. car parking spaces (vehicle bays) must be provided on the plot and be a minimum of 2.5m x 5m in size.

All driveways and footpaths to the principle elevation can be constructed using impermeable materials; however, these areas must:

- 1.) Not exceed 45m<sup>2</sup>
- 2.) Not discharge onto the public highway

Side/rear private boundaries to be maximum of 1.8m high.

The T bars shown on the Plot Legal Plan indicate the boundaries to your plot for which you have the responsibility to construct and maintain.

Foundations relating to the property, external walls and retaining elements must remain within your property boundary.

Minimum building back-to-back (or from window to window) distance is a minimum of 20m, and 12m for back to side/gable distances (applicable to plots 9-11 from the side/gable of plot 8).

