

PLOT ASSIGNED TO MRS S. MCINTYRE



Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE





PLOT PASSPORT

ORCHARD ROAD

361

Main FEATURES

Plot Number: OR361
Unit Type: Semi-detached
Price: £90,000
Design Freedom: Low
Size: 267m²

-  Max footprint of your home
-  Total footprint of your plot
-  Party wall
-  Your parking space
-  Drop kerb vehicular access
-  Nearby completed project(s)
-  Nearby unbuilt project(s)
-  Planted area



Description of plot location

Plot 361 is located within the Village Green Character Area at the heart of the development.

The landscaping surrounding the green is to be of a well-ordered character. This includes a linear strip of structured hard-landscaping that is to run the entire eastern length of the green providing a space for community events/markets. The use of the space is intended to be as flexible as possible to cater for a range of social activities.

The village green area generally exhibits lower levels of design freedom to ensure that this key public space is accessible and well-used by all.

Rules of your build

- S1** A minimum of 1 parking space must be provided on the plot at 2.4 x 4.8m in size.
- S2** Your home should be no higher than 9m, no wider than 7m & no deeper than 10m.
- S3** Boundary walls are to be max. 900mm high and be constructed from the material options provided in material palette FBuildings (1).
- S4** Facade materials are to be selected from the options provided in material palette FBuildings (1)
- S5** A min. area of 2m x 3m of the plot frontage must be planted (i.e. grass/shrubs etc). Species are to be selected from options provided in FPlanting (1)
- S6** No refuse or recycling bins should be visible from the street.

- S7** You must complete your home within 2 years of completion of the Contract for purchase of your plot (1).
- S8** The design of your home must meet the criteria set out in this passport in order to accord with the Graven Hill Design Code (2) & Local Development Order as approved by Cherwell District Council's Planning and Development Control (3).
- S9** This plot is for one semi-detached unit only. The merging & subdivision of plots is not permitted.
- S10** Up to 25% of the building may be used for business purposes as long as the residential function and appearance of the building is maintained. Business activities which cause significantly more traffic or parking are not permitted.
- S11** Prior to commencing construction you must submit a building notice or full plans application for Building Regulations approval (4).
- S12** Prior to first occupation of your home, all statutory requirements must be met including receipt of Completion certificate under the Building Regulations and full Passivhaus certification with Code for Sustainable Homes Level 4 water usage (5).
- S13** You must comply with the Construction Design and Management Regulations 2015.
- M1** No works may be undertaken outside of the curtilage of your plot. Maintenance of these areas is the responsibility of the Highways and Local Authorities.
- M2** Designs are to be submitted to the Graven Hill Village Development Company for approval before construction works commence (6).
- M3** The Graven Hill Village Development Company has imposed rules for any activities involving construction works (as defined within the CDM Regulations) outside of a plot curtilage including hours of work, vehicular movements and health and safety. You are to comply with these rules as set out in the Site Management Plan appended to the Contract for Plot Purchase.
- A1** The online forum provides information and advice on supply chains. It is suggested that the forum be referred to when selecting materials and contractors for your build.
- L1** Your Contract (if applicable Lease) and Transfer will include covenants or other restrictions on the Title to your property. These may require that you obtain someone else's agreement before carrying out certain activities. You are responsible for checking or enforcing your private rights.

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Footnotes

- 1** The council has decided that this is important for the benefit of residents and lenders.
- 2** To view the site-wide Graven Hill Design Code please go to: www.gravenhill.org
- 3** For more info, please go to: <http://www.cherwell.gov.uk/index.cfm?articleid=1732>
- 4** For more info please go to: <http://www.planningportal.gov.uk/buildingregulations/>
- 5** For more info please go to: <http://passiv.de/en/>
- 6** Please allow 2 weeks for an approval notice & any advisory feedback from the design panel.

Key

- S** Denotes **Statutory** criteria
These items have been imposed by Cherwell District Council's Planning & Development Control and must be met.
- M** Denotes **Mandatory** criteria
These items have been imposed by the Graven Hill Development Company & must be met.
- Denotes **Advisory** item
- A** These items should be considered in developing proposals but are not essential.
- L** Denotes **Legal** criteria
These items relate to historical land matters & must be adhered to.