

# NEW CUSTOM AND SELF-BUILD HOMES ON CHIDDINGLY ROAD





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## Welcome

Leaper Land Promotion (Leaper) and the project team have prepared this document to describe our proposal for new Custom and Self-Build homes on Chiddingly Road, Horam, East Sussex.

We are providing you with this opportunity to engage with, comment on, and influence the outcome of our proposals before they are sent to Wealden District Council for consideration.

This is your opportunity to:

- View our proposal for 22 homes (including affordable homes); additional native trees and hedges; and improvements to drainage
- Ask any questions you may have
- Leave your comments and provide us with your feedback.

We're at a stage in the design process where we'd love to share our initial ideas and hear what you have to say. You will understand that it's currently not advisable to consult in person, so we're making everything available virtually: you can download our drawings, fill out an online feedback form, and speak to us directly by phone and email.

Everything will be available from Monday 26 October at:

<http://www.leaperlandpromotion.co.uk/horam/>

If you do not have access to the internet then we'll happily make alternative arrangements for you to view the information; please contact us using the details provided.

We would also like to take this opportunity to remind you to look at the information about Custom and Self-Build, available on Wealden District Council's website. You can also sign up to the register to get notified when Self-Build plots become available in the area.

<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/self-build-and-custom-housebuilding/>

## Who we are

Leaper specialises in promoting Custom and Self-Build developments in rural areas of the UK, creating homes and places of the highest quality whilst enabling the buyer to design or configure a home specific to their own needs and aspirations.

We are passionate about place-making and about leaving a legacy for future generations. We work hard with our expert team to develop frameworks that allow the creativity of the homeowners to flourish whilst maintaining a sense of coherence and harmony within our developments and to our surrounding neighbours.

At Horam, we are working with an award-winning team, who are experienced in delivering high quality Custom and Self-Build and rural developments.

If you wish to contact us:

Online

<http://www.leaperlandpromotion.co.uk/contact-us/>

Post

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## Our vision

In Horam, we want to create a legacy of beautiful, affordable, equitable, and sustainable homes which will stand the test of time; a place that adds value to the village and in a hundred years' time people will still be proud to call their home.

We will do this by:

- Creating a great place which feels like part of Horam.
- Offering choice and diversity in the homes we design. This helps make a place that feels like it is grown over time. By choosing to specialise in Custom and Self-Build, we have set out to improve affordability and create a way for people to influence the design of their own homes and create something specific to their needs.
- Enabling people to build beautiful, efficient houses which feel like home. That means creating homes that are flexible, environmentally high-performing, and delightful places to live.
- Providing people-friendly streets and open spaces - essential elements in creating popular, safe, healthy, and sustainable places.



## The Proposal

We're working with the landowner, multi-award winning architect Pollard Thomas Edwards and planning consultancy Rural Solutions on a proposal for 22 new Custom and Self-Build homes, including affordable homes, delivered through serviced plots.

Landscape design is by Collington Winter and includes ecological enhancements and new native trees and hedges. To ensure that the habitat is improved for wildlife and local biodiversity we will be introducing new native flowering and nectar producing species, erecting bird boxes throughout site and creating hibernacula/refugia (ie log piles etc) within the woodland which will be protected from the new buildings by an ecological buffer zone. Additionally, a new sustainable drainage system (SuDS) will increase the capacity of surface water detention. The design is strongly influenced by the village vernacular and builds on the positive characteristics that make the area special.

Our development will:

- Create plots for 22 new homes, including 8 affordable homes that will increase housing choice in Horam for existing and new residents.
- Be designed to be sympathetic and complimentary to the existing vernacular, such as hung tile wall cladding and half hipped roofs.
- Protect the existing woodland to the rear of the site and enhance the existing hedgerows and introduce new native trees to increase local biodiversity.
- Improve drainage on site through sustainable and attractive landscape features such as ponds and swales.
- Respond to the climate emergency with environmentally sustainable new homes and landscape.
- Positively contribute to local life by encouraging residents to be actively involved in their neighbourhood.
- Create a sustainable community for the long-term.

We're planning to submit an 'outline' application to establish the principles of the proposed development, before fully detailed proposals are considered. This will be followed by a 'reserved matters' application, to establish the detail of individual homes before any development can commence. The developer will be responsible for delivering any communal highways and landscaping works and installing utilities before custom or self-builders get underway.

## The Local Planning Policies

Wealden District Council are unable to demonstrate a five-year housing land supply (HLS) at the present time. Therefore, the related policies of the adopted Development Plan can only be afforded limited weight in the planning decision-making process. A presumption in favour of sustainable development, which is set out as a key principle of the National Planning Policy Framework (NPPF), should be applied to this development site.

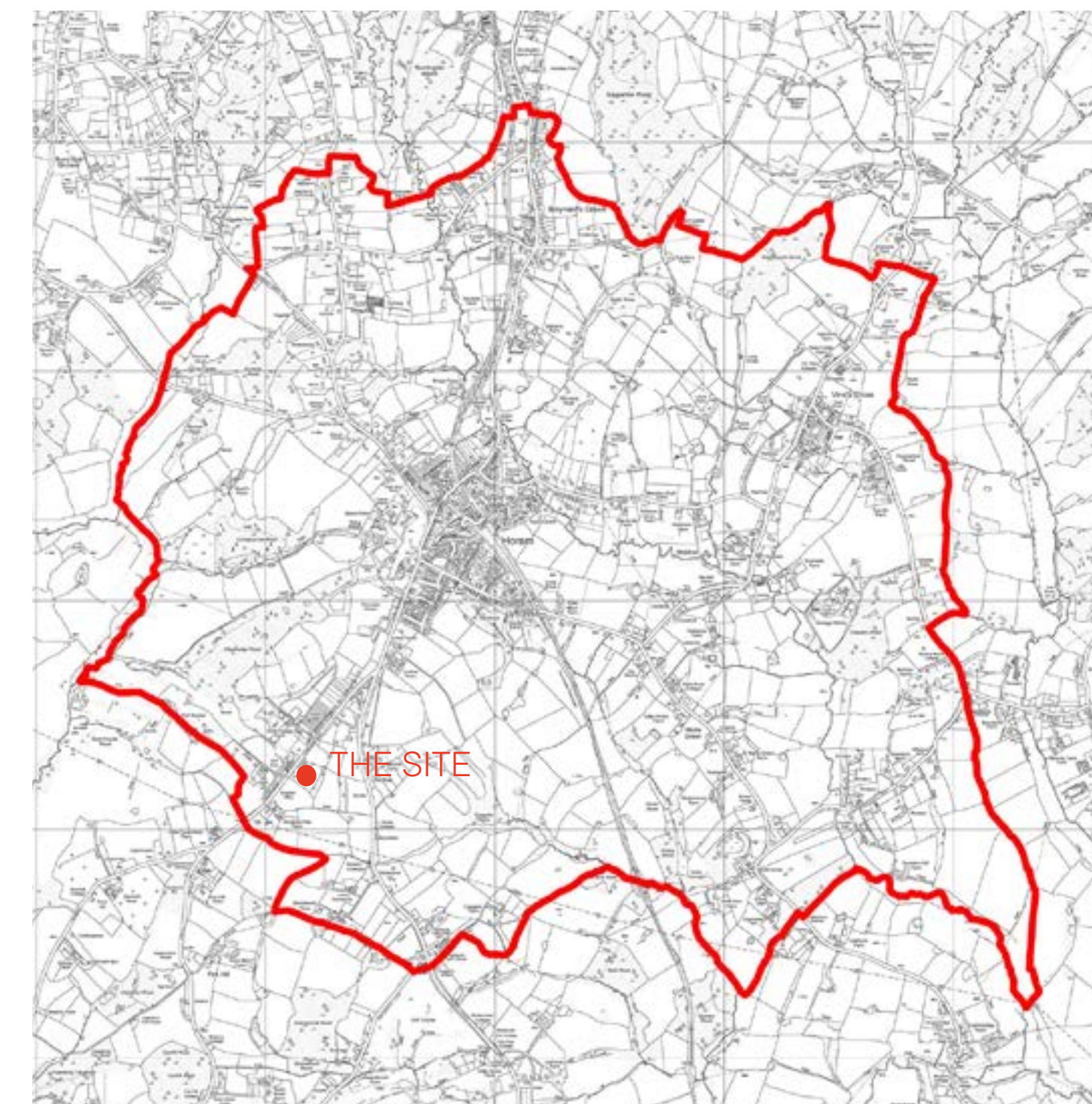
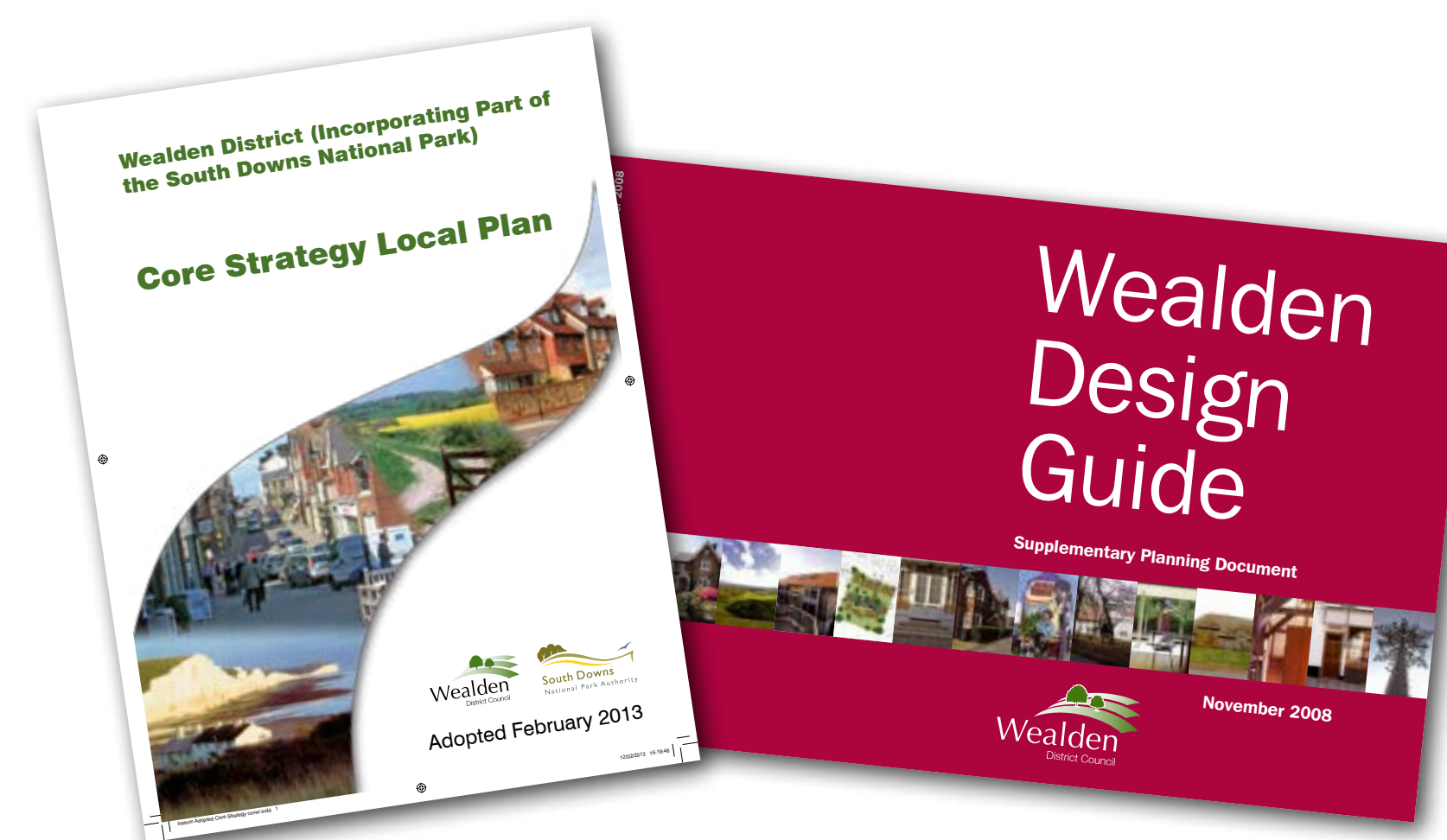
Furthermore, the local authority is also to pay due regard to the demand for Custom and Self-Build housing in the District, in accordance with the Self-Build and Custom Housebuilding Act 2015 (as amended).

The current Local Plan for Wealden District Council consists of the following documents:

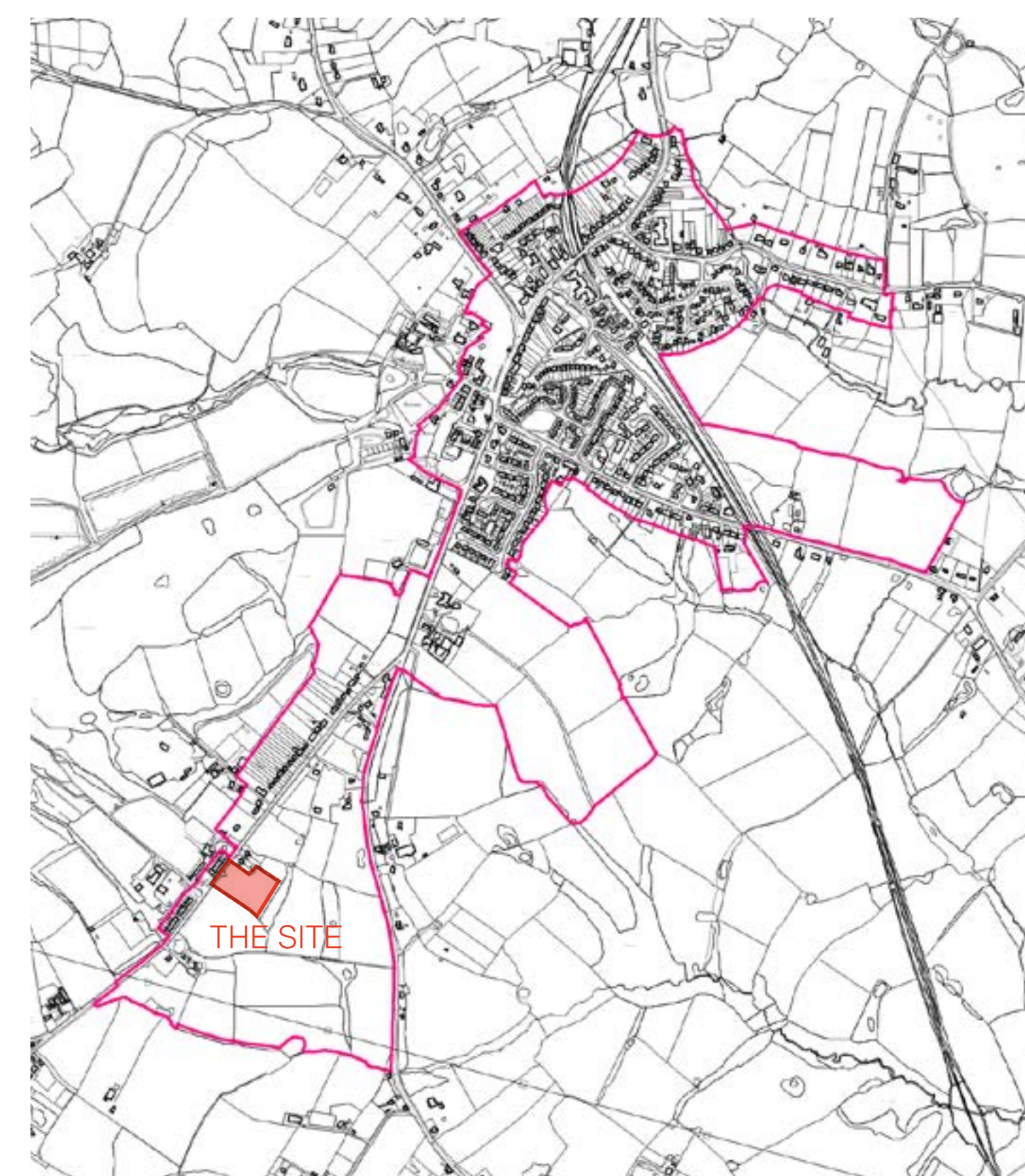
- Core Strategy Development Plan Document adopted February 2013; and
- Saved Policies from the Wealden Local Plan 1998 (including development boundaries). Albeit these policies are considered to be out of date due to the lack of a five-year Housing Land Supply.

A Neighbourhood Plan is currently being progressed for Horam and is in its very early stages. The Neighbourhood Plan Area was adopted in November 2019. Preparation of the Neighbour Plan document can now progress. The proposed development site is included within the Neighbourhood Plan area.

There are no policies contained within the adopted Development Plan that relate specifically to Custom and Self-Build Housing. However, there is an emerging Policy (HG7) contained within the recently withdrawn Draft Local Plan. This Draft Policy requires all development above 20 dwellings or more to make a 5% provision of Custom and Self-Build plots. This indicates the council's 'direction of travel' and aspiration for this type of housing in the district.



Proposed Horam Neighbourhood Plan Boundary



Horam Development Boundary



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Artist impression of proposed Custom and Self-Build development on Chiddingly Road



## Custom and Self-Build homes

At Leaper, we believe that Custom and Self-Build homes are higher quality and more sustainable, delivering greater benefits for the homeowners and the wider community they are part of.

Buying a Custom or Self-Build home gives you the unique freedom to create a home that best suits your needs. You can be as involved as you want to be in the process, from designing and managing everything, to employing expert designers and builders to lead the way.

Custom and Self-Build is very much a response to the current speculative model used by developers who build houses and hope that people buy them. A model that is often criticised for uniform, bland designs that are low quality and lacking character.

Home buyers are increasingly seeing the advantages of buying a Custom or Self-Build home. Unsurprisingly, they are quick to embrace the fact that they can set their own priorities for where money is spent; whether that is maximising floor space, making the most environmentally sustainable home possible, or installing state-of-the-art technology, or balancing all three. Either way they can make savings and achieve greater value for money.

At Horam, we will offer three options to potential Custom and Self-Builders:

### 1. Self-Build

This offers the greatest degree of personalisation. Individuals buy a serviced plot that is subject to pre-approved rules set out in a Design Code and Plot Passport. If the design complies with the rules no further planning permission is required. Buyers can either manage the build themselves or, as is more likely, contract with a local housebuilder/developer. Buyers benefit from Stamp Duty and planning charge savings and can access Self-Build mortgage products.

### 2. Custom-Build

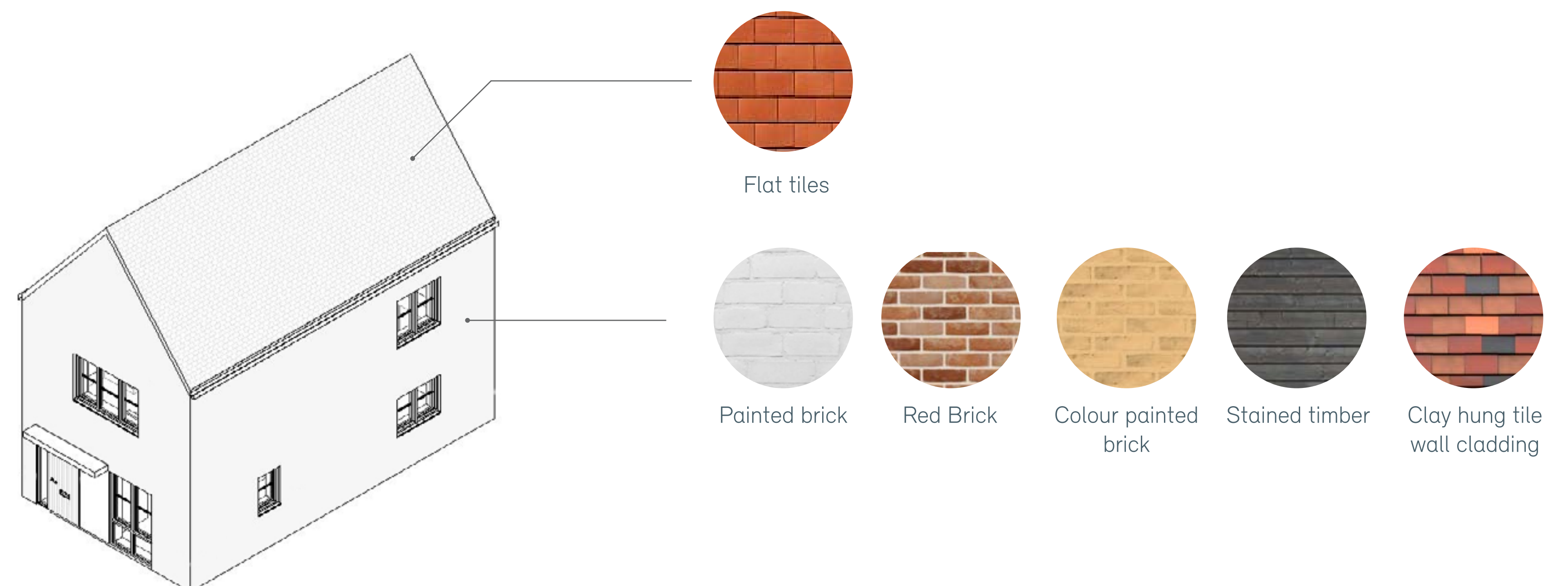
Like Self Build, individuals buy a serviced plot, however, the degree of personalisation is less. Buyers configure their home from a range of layout and specification options that have already been approved for planning. Options might include ground floor extensions and rooms in the roof. Buyers are entitled to manage the build themselves, however, in all likelihood the house is built by a local house builder or developer. Buyers benefit from Stamp Duty and planning charge savings and can access Self-Build mortgage products.

### 3. Custom Choice

With Custom Choice the developer builds the external walls and roof. Buyers then exchange contracts on the watertight shell and can pick from a wide range of interior layout and specification options. Although buyers do not benefit from Stamp Duty savings, they are able to access Help to Buy and standard mortgage products.

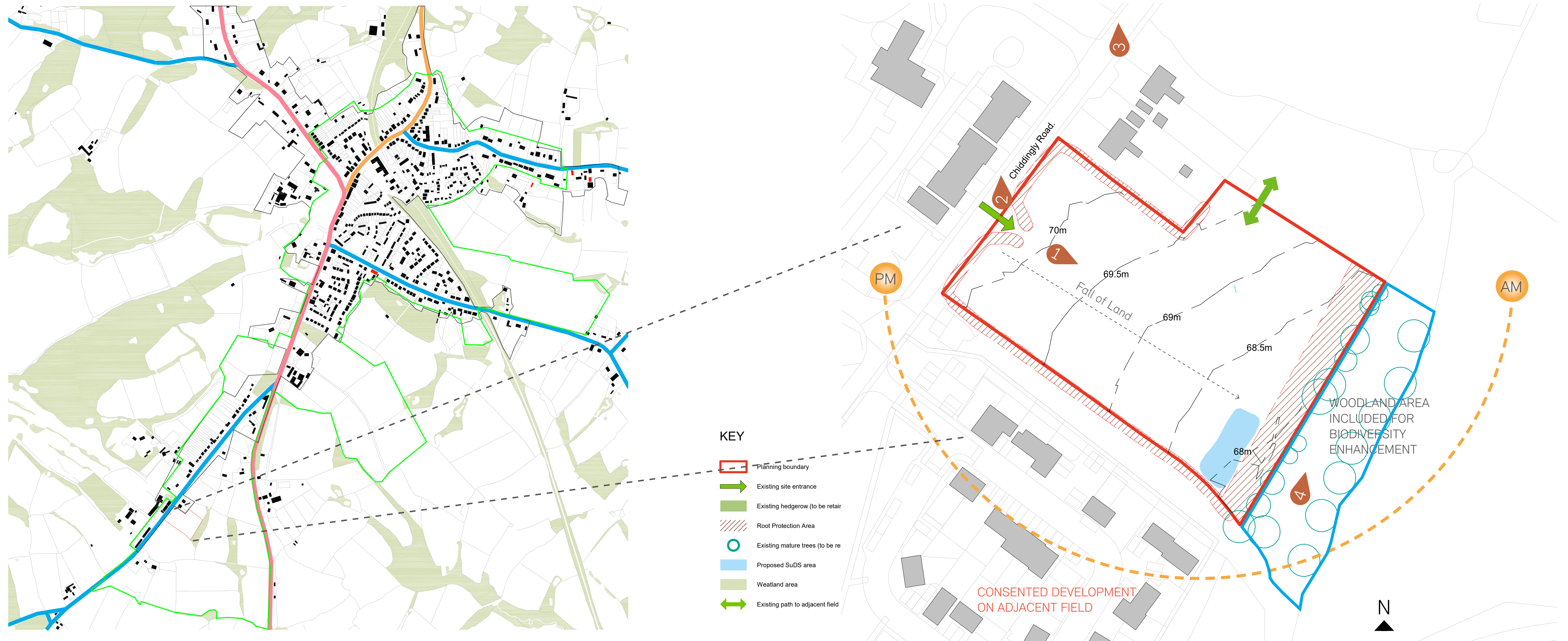
All meet Government's definition of what constitutes a Custom and Self-Build home.

### Example of custom material choices





## The Site



PHOTOS FROM AROUND THE SITE

## Opportunities

- Protection and enhancement of existing hedgerow and woodland
- Improved drainage and surface water detention
- Additional native trees and hedges to enhance local landscape.



1 View from site entrance to existing woodland



2 New housing development on the opposite side of Chiddingly Road



3 Houses on Chiddingly Road



4 Inside the existing woodland



Village Character

The main residential settlement of Horam concentrates around the major road junctions of Horam Road, Little London Road, Horebeech Lane, Vines Cross Road and High Street. Historically, Horeham Road Station of the Tunbridge Wells & Polegate Line was at the centre of the village. The old railway line has now become a pedestrian, cycle and horse riders’ path known as Cuckoo Trail, which provides a north-south link through the village and to the neighbouring towns.

Historically, the farmhouses of the local farming community were thinly spread out along the branches of the main roads. There was no obvious village centre until after the arrival of the railway station in 1880. High Street, the local centre of the village, only started to emerge from the late 19th and early 20th century. Today, though most of the village has been developed since the post-war era, there are still a few local vernacular and fine examples of Arts and Crafts houses dotted along the roads and lanes around the village (refer to Horam Road photographs on the right).

Apart from farming, the rich diversity of the local soil is also suitable for smelting, vine growing for the local wineries, and brick manufacturing which was once established around the eastern side of Horebeech Lane. Older houses are predominantly built of local materials, such as red brick and stained timber. Many houses have red flat tiles cladding the external walls of the upper floors as well as the roofs. These are all characteristics we intend to identify in the design code and which will be available in a palette of materials available to custom and self-builders.

Traditional oast houses and barns evidently tie the village back to its agricultural history. Houses developed along the main roads from the late 19th and early 20th century are clearly under the influence of the Arts and Crafts movement. Modern housing developments built in the village since the 1960s have mostly been planned as cul-de-sacs and built with monotonous materiality that often create relentless streetscapes. Our proposed scheme and Design Code will learn from these lessons and reconnect the new-build environment to the local architectural characters and heritage.

A267 Horam Road



Horebeech Lane



Vine Cross Road



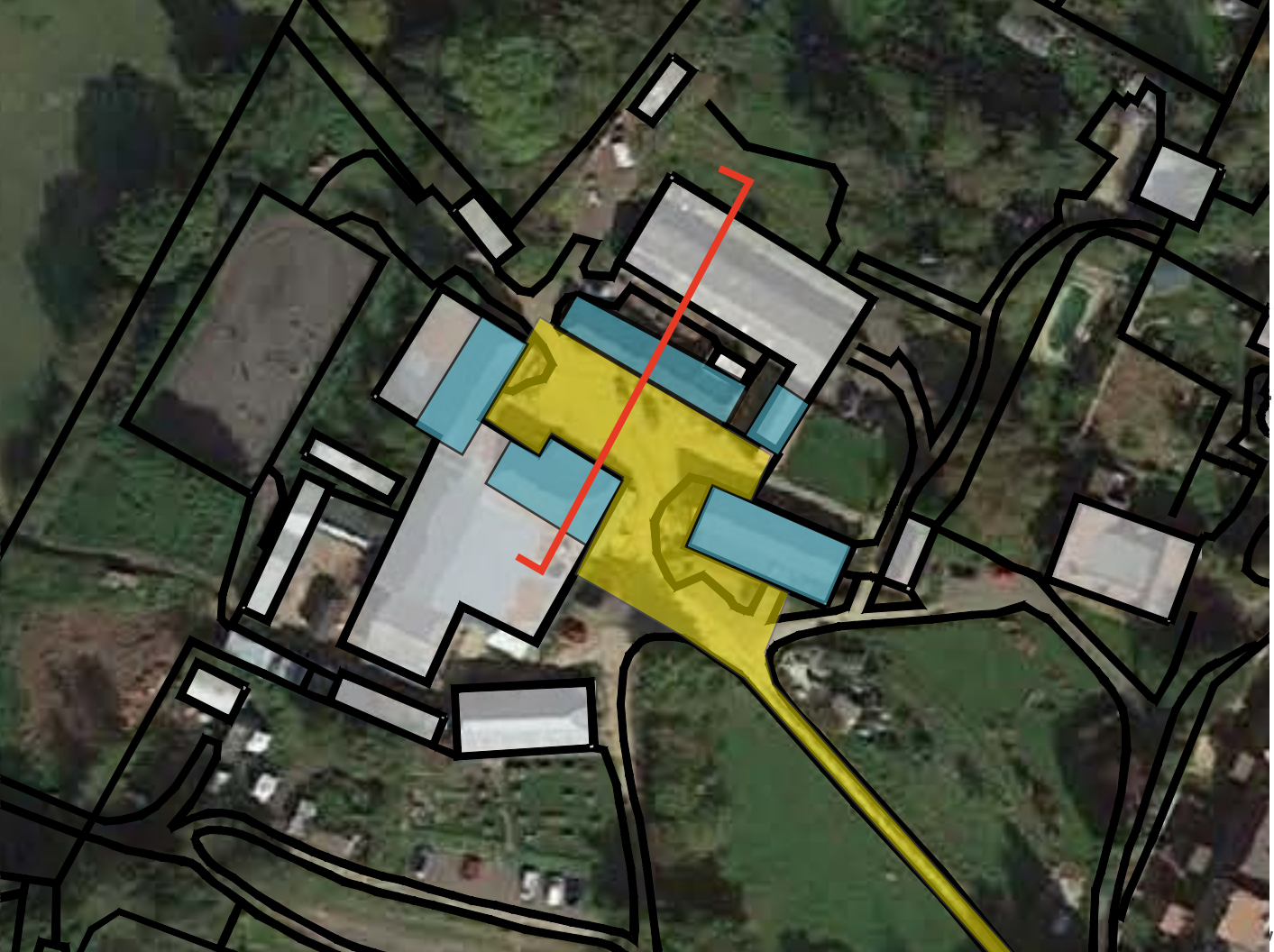
Gun Hill



Mapping of residential courtyard - Horebeech Lane

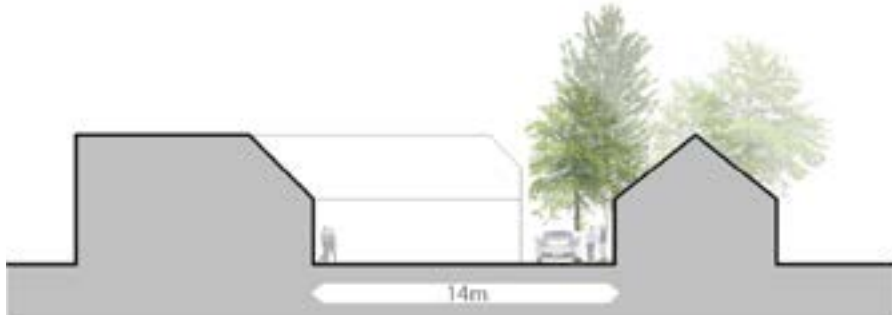
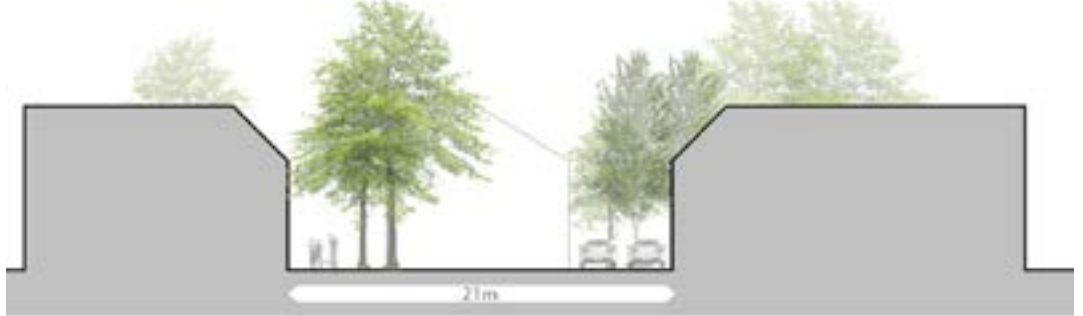


Mapping of farm yard - Horam Manor Farm



- Courtyard and its access
- Houses forming the courtyard
- Section mark

Horam Manor Farm





## Design Code

As a Custom and Self-Build development, the design of each new home will be controlled by a Design Code to ensure buildings make a positive architectural contribution to the existing village. The Design Code, which will be part of our planning application, sets out design 'rules' ensuring there is a good balance of design coherence and individuality, whilst building on the existing unique and special built character of Horam.

In preparing the Design Code, we started by learning from the traditional character of Horam. We look at local materials, colour palettes, and traditional building forms. Equally as important are the spaces between the buildings, seeing how traditional village homes sit alongside each other, the adjacent streets and the farmyards. These are the relationships that create characterful places and are sadly missing from many modern developments. The Design Code is primarily about implementing lessons learned from the historic village, its buildings and streets, and showing straightforward ways of producing the character and quality we want.

Horam is a rural and predominantly agricultural village. The prevailing architectural style is derived from the farming culture and the application of local materials. Small cottages, oast houses and barns pepper-pot among grander brick houses. These are robust and humble structures, with a charm that rarely includes fussy or grand decoration. The construction details are rural and functional. Roofing materials are mostly flat clay tiles, which we also intend to use throughout. Traditional houses, which are mainly one or two storey with rooms in the roof space, set the precedent for the proposed building height.

The Design Code looks to capture different aspects of these qualities, including:

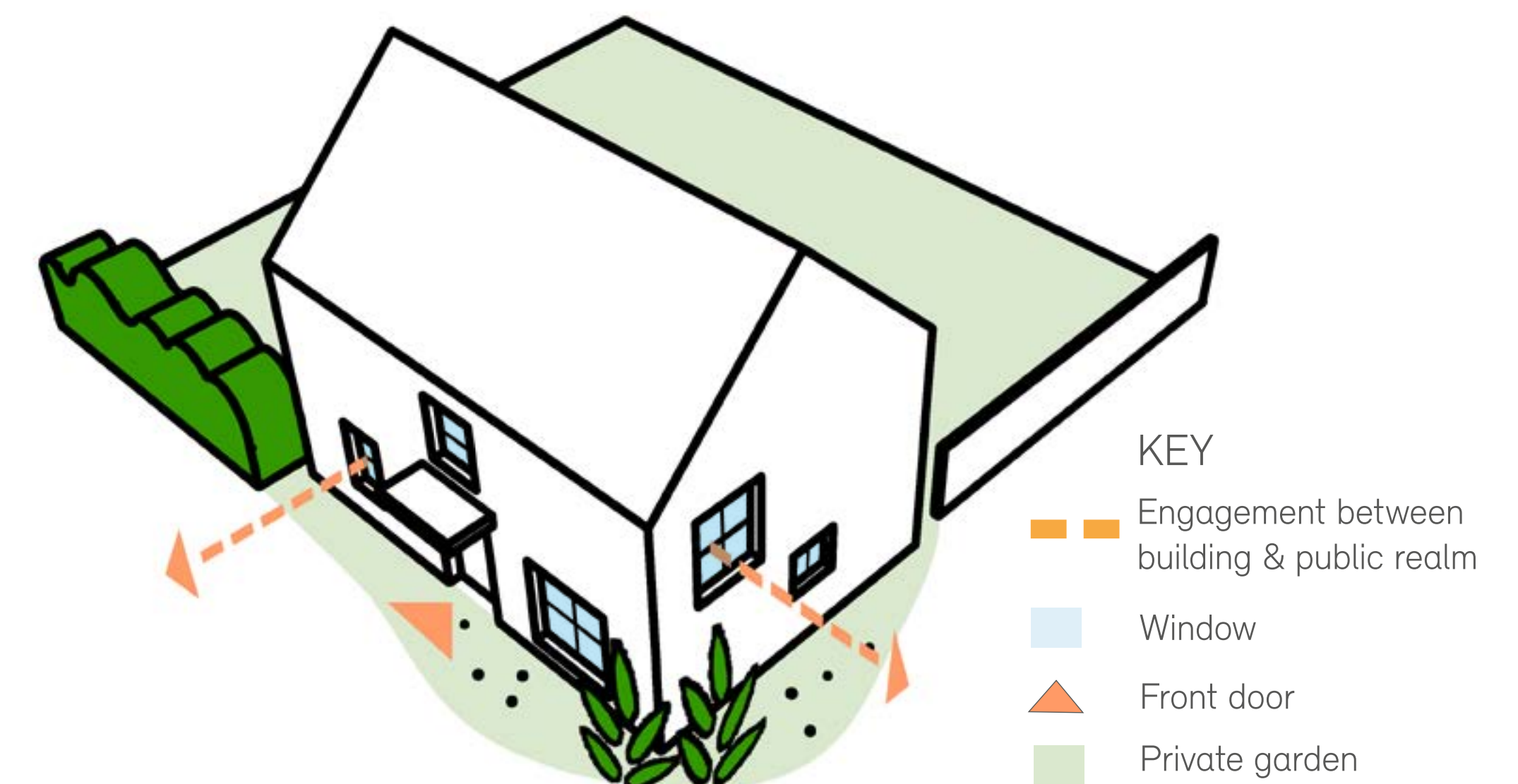
- Relationship to the street
- Form and roof design
- Appropriate detailing
- Boundaries
- Materials



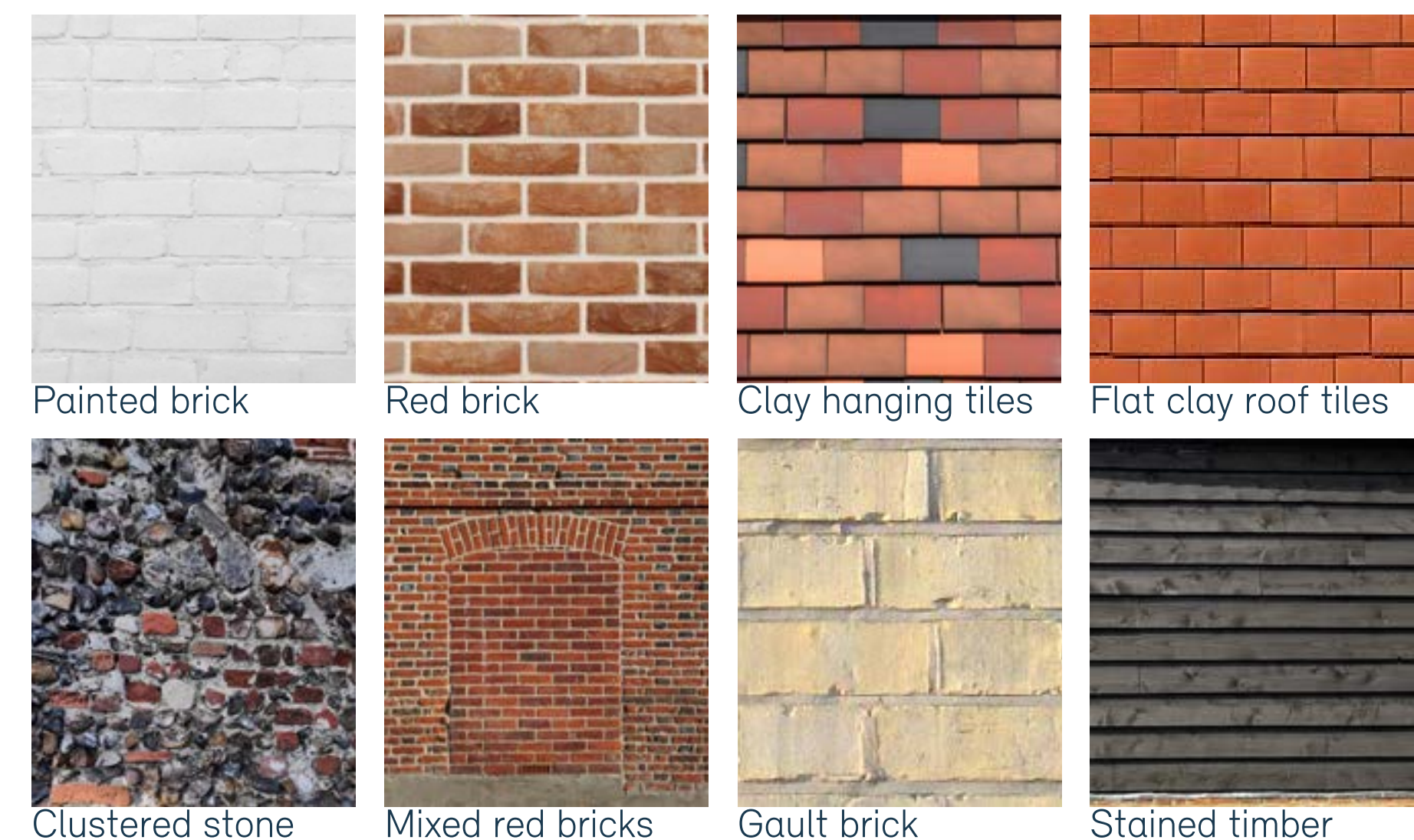
Multiple materials of a dwelling house near Horebeech Road



House behind tall hedges near Horebeech Road



Building in the round - Engaging with the public realm





Masterplan Design Parameters



**Land Use**

0.52 hectares of proposed developable area is allocated for new homes. This is 65% of the overall site area of 0.8 hectares. This produces a density of 27.5 dwellings per hectare (dph), compared to 23.5 dph of the adjacent development proposal to the south, and 18.3 dph to the north-east.

**Building Heights**

All buildings are two storey, with the potential for additional rooms within loft spaces where this does not affect the ridge height.

**Landscape and Sustainable Urban Drainage**

Managed and shared landscapes are shown at the back of the development adjacent to the existing woodland. All new landscape features, including the area of sustainable urban drainage (SuDS) will be placed outside of the root protection zone of the existing trees.

**Movement**

A single point of access for motor vehicles is proposed to provide access for all private cars, servicing and emergency services required by the development.





## The Masterplan





Custom and Self-Build House Types

A range of material combinations tested on a variety of house types

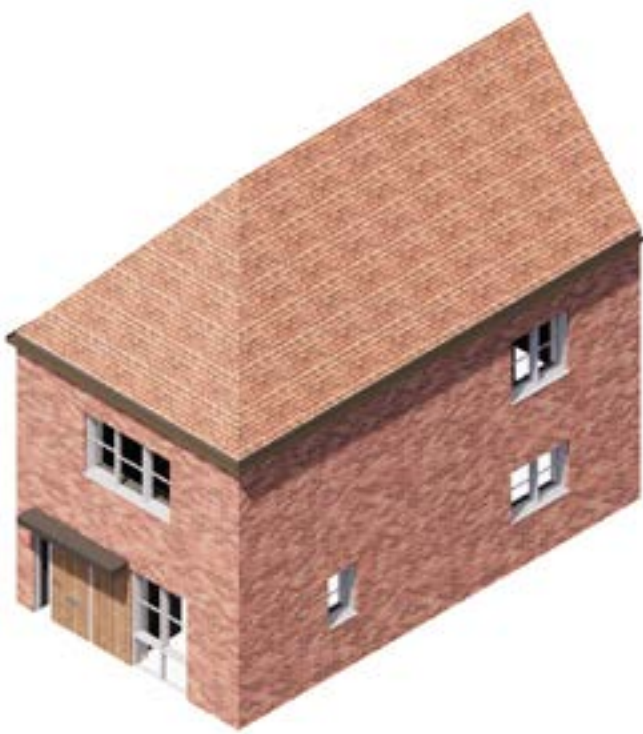
Material palette



A 2-bedroom house with white painted brick, gable frontage and clay plain tile roof.



A 2-bedroom house with painted brick upper part, half-hip-roofed frontage and clay plain tile roof.



A 2-bedroom house with red brick wall, hip-roofed frontage and clay plain tile roof.



A 2-bedroom house with painted brick, gable end clay plain tile roof and optional black stained timber extensions.



Brick wall



Painted brick wall



A 3-bedroom brick house with hung tile cladding on the upper part and half-hip-roofed frontage and clay plain tile roof.



A pair of 2-bedroom semi-detached houses with gable frontages and clay plain tile roofs. Both are built of brick but one has the brickwork painted.



A 4-bedroom houses with hip roof and hung tile cladding over the upper part. The brickwork of the lower part is painted.



A 3-bedroom house with red brick, gable end plain tile roof and optional black stained timber extensions.



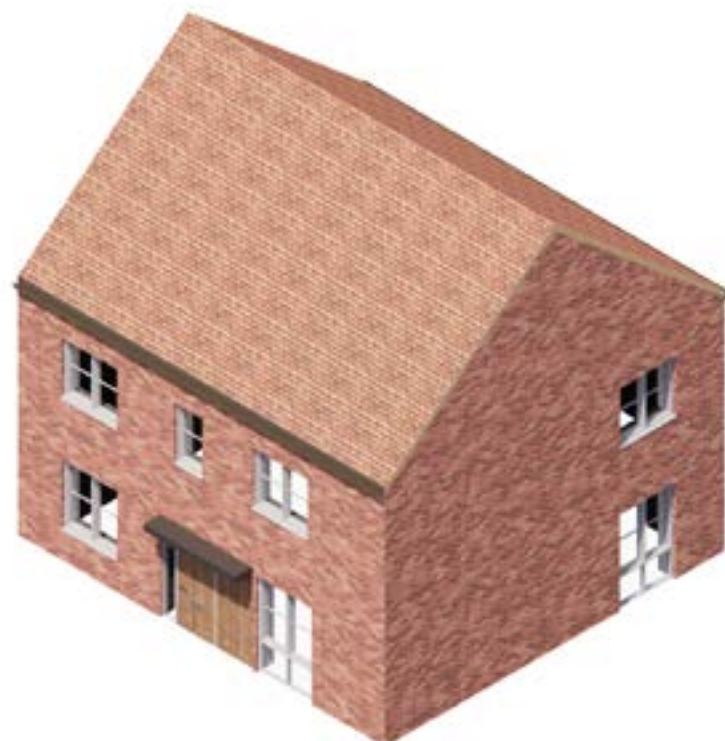
Clay hung tile cladding



Painted / stained timber



A pair of 2-bedroom semi-detached houses with half-hip-roofed frontages and clay plain tile roofs. Both have painted brick walls.



A 4-bedroom house with gabled flanks and clay plain tile roof.



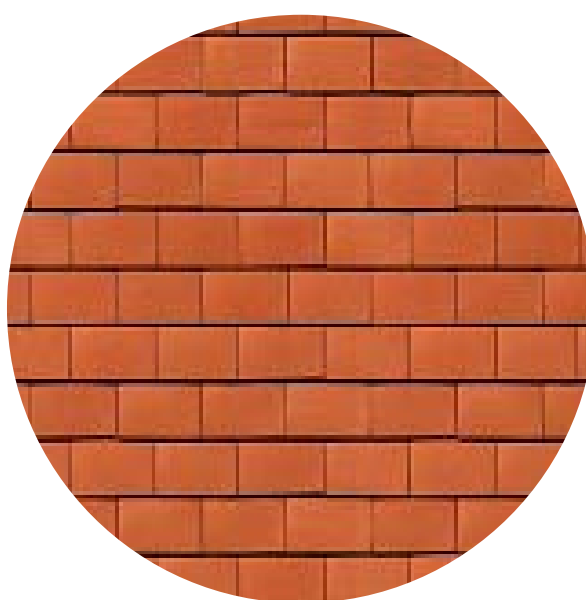
A 3-bedroom brick house with hung tile cladding on the upper part, hip-roofed frontage and clay plain tile roof.



A 4-bedroom house with blue painted brick on the lower part and hung tile cladding on the upper. Gable end flanks and clay plain tile roof. Optional black stained timber extensions.



Pantiles



Flat clay tiles

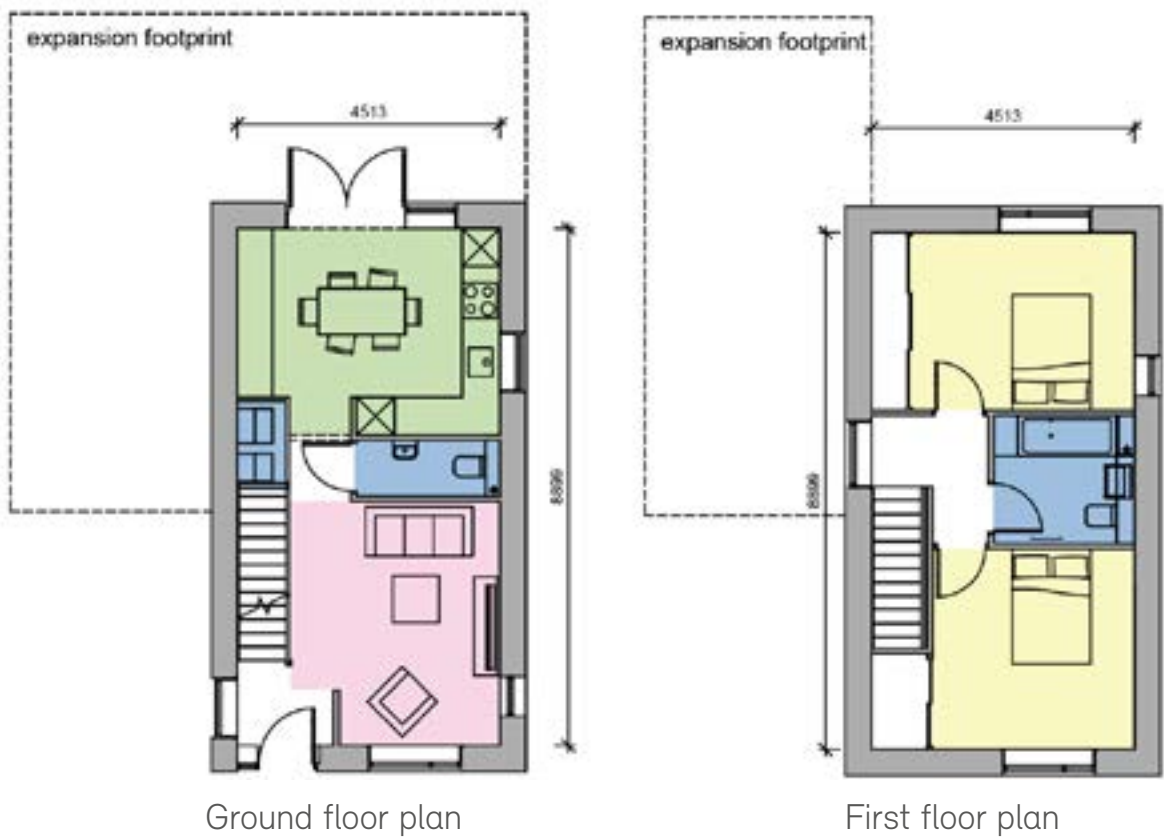


Custom and Self-Build House Types

BASELINE HOUSE

2B4P  
1 Bath  
Driveway Parking

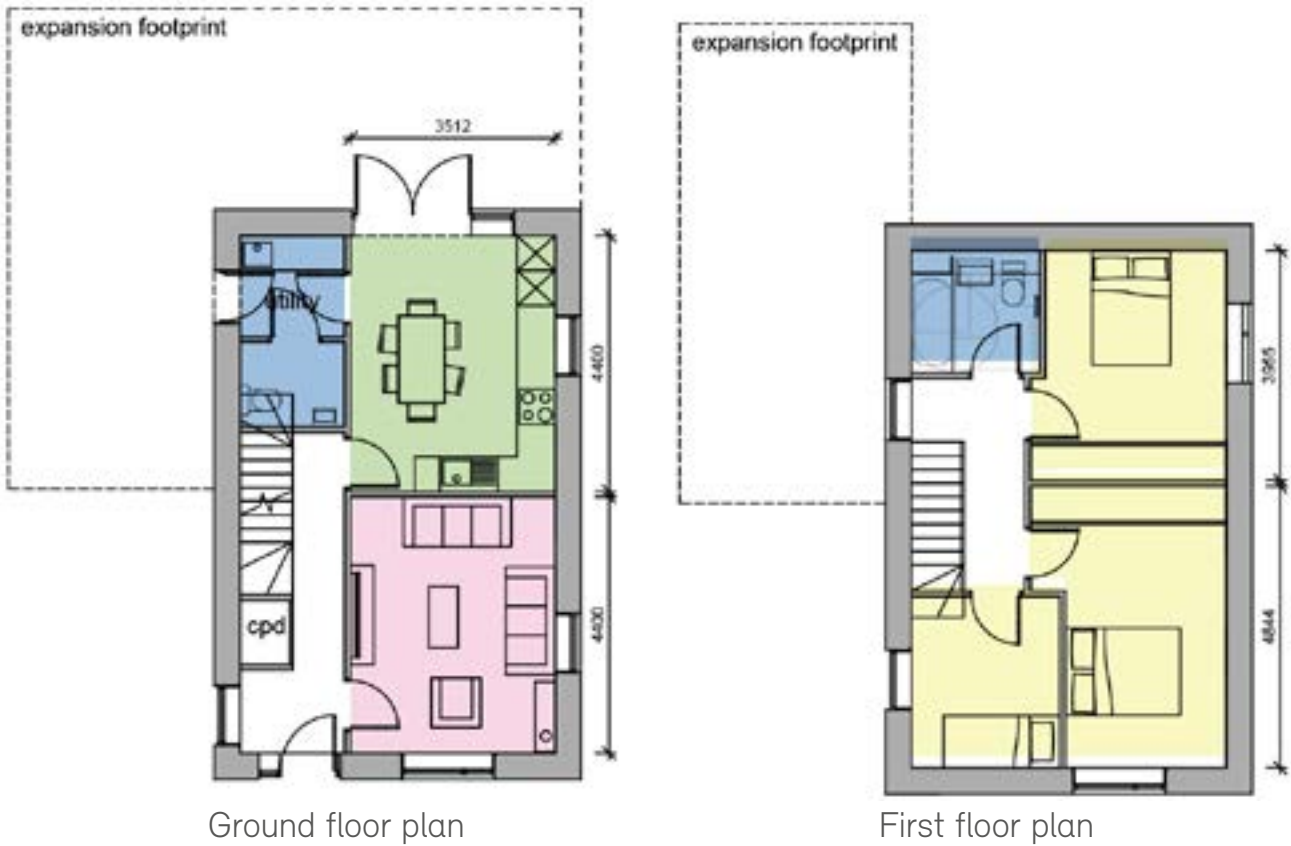
Area (GIA) - 80.4m<sup>2</sup>



BASELINE HOUSE

3B5P  
1 Bath  
Driveway Parking

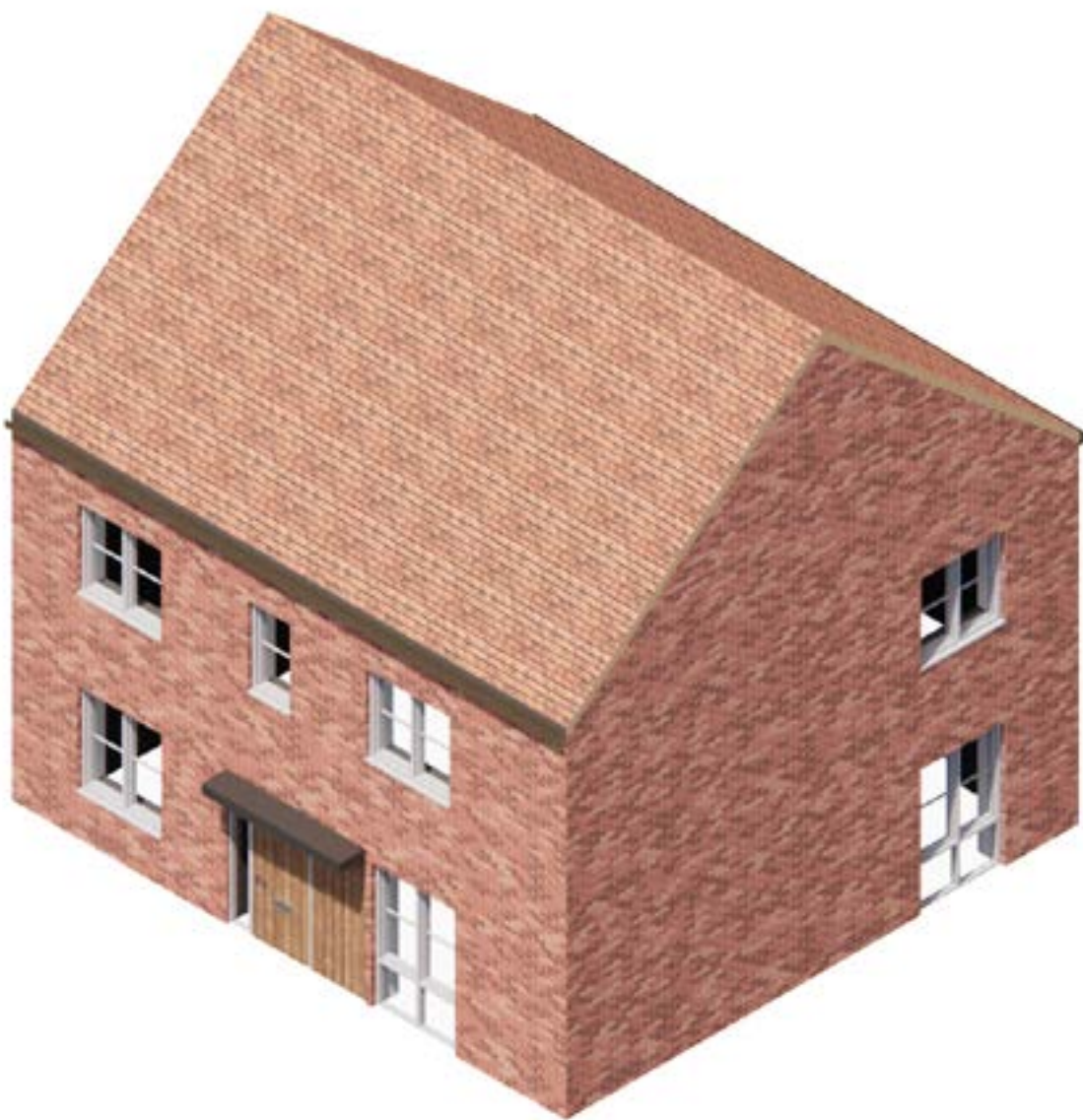
Area (GIA) - 96.4m<sup>2</sup>



BASELINE HOUSE

4B7P  
1 Bath + 1 Shower  
Garage

Area (GIA) - 127.8m<sup>2</sup>



KEY  
Living  
Kitchen  
Utility/W.C.  
Bedroom  
Extension



## Landscape Proposal

The landscape is designed to complement the rural landscape and vernacular character of Horam, setting the development within the wider pastoral character of the landscape of East Sussex. Hard materials are simple, elegant and respond to local vernacular.

To ensure that gardens remain permeable for wildlife and connect to the exiting network of mature hedgerows and woodland belts, green boundaries, with a palette of hedgerow species, are the primary boundary feature. These are used in combination with traditional chestnut cleft post and rail fencing to the rear gardens and black estate railing

to the front gardens. The existing native hedgerows, which define the site and form a key element of the landscape will be managed by traditional methods to ensure their longevity. Any gaps in the hedgerows will be planted with hedgerow species of local provenance.

An area of open space, with herb-rich open grassland and new scattered native trees is located to the rear of the development, beyond which an area of existing mature woodland will be protected as a wildlife corridor. A detention basin will help to counteract future water runoff from the development and is integrated into the landscape to form an attractive feature, with emergent vegetation providing foraging and habitat opportunities for wildlife.





## Sustainability Approach

Because Custom and Self-Builders are not building homes primarily as speculative financial assets to sell or rent, but as things to live in and use, logically they build the best, most sustainable, most healthy, and most affordable homes they can.

We're setting a high benchmark by embedding a "fabric first" approach in developing a low-energy sustainable development. The energy hierarchy of : Be Lean, Be Clean and Be Green is used to inform the design. The design will also meet the requirements as set out by the Building for Life 12 Criteria.

### LOW ENERGY USE

Building form and fabric is designed to have very low heating (and cooling) demands.

### MICROCLIMATE

Green infrastructure will improve the microclimate through

1. Soft landscaping
2. Encouraging biodiversity
3. SuDs to reduce surface water run off
4. Local rainwater for irrigation

### THERMAL COMFORT

Buildings designed to optimise solar gains within comfortable thermal limits ensuring that the building doesn't overheat and occupants are comfortable.

### GOOD DAYLIGHT

Buildings designed to deliver good levels of daylight and sunlight.

### GOOD INDOOR AIR QUALITY

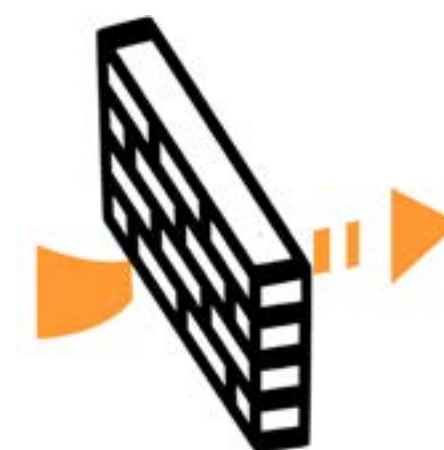
Buildings designed for appropriate ventilation, ensuring the building envelope has low air permeability to reduce infiltration heat losses and minimise external pollution.

### ADAPTABLE TO CLIMATE CHANGE

Buildings designed to mitigate the risks of summer overheating and respond to anticipated future climatic conditions with scope for additional shading and increased ventilation. Materials are selected for their durability as well as having lower embodied environmental impact.



Design and construction quality



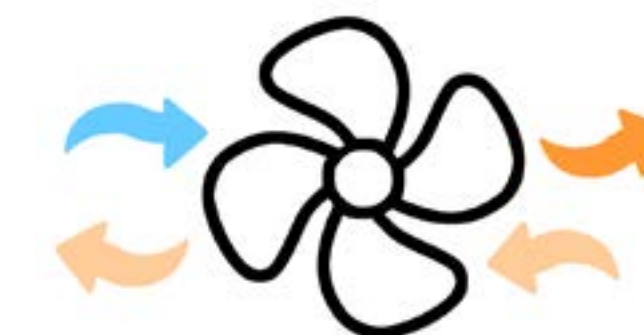
#### THERMAL ELEMENT U- VALUES

Walls : 0.15 W/m<sup>2</sup>k or less  
floors : 0.15 W/m<sup>2</sup>k or less  
Roofs : 0.15 W/m<sup>2</sup>k or less



#### NO THERMAL BRIDGES

Achieve Y-value of 0.08



#### MVHR EFFICIENCIES

Electrical of 1.5 W/L.s or less  
with heat recovery of 85 % or more



#### OVERHEATING RISK

As a minimum comply with Building Regulations Part L (SAP) Appendix P equivalent to achieve a 'Low' or 'Medium' risk



#### WINDOW & DOOR U-VALUES & G-VALUES

1.0 W/m<sup>2</sup>k or less and achieve a solar gain factor (g-value) of between 0.50 - 0.70



#### AIR LEAKAGE RATE

1.2 m<sup>3</sup> /hr /m<sup>2</sup> @ 50 Pa  
(To be tested on site)



#### NO GAS BOILERS

Low carbon heating and hot water generation



#### BUILDING INTEGRATED PV TILES

Recommended if orientation and feed-in tariffs suitable (customer choice)



## Next Steps

Thank you for taking the time to review our proposal. We hope you'll leave some feedback by filling in the online form at:

<https://forms.gle/NjVcKipX2uU19u2m7>

or getting in touch via email or phone.

We'll then take time to review your feedback and integrate it in to the design before submitting a planning application to the Council in the coming months.

Once a planning application is submitted, the Council will notify local stakeholders. A copy of the full application will be available to view on the Council's website.

## How to get in touch

If you're interested in building your ideal home in Horam please fill out a form here and let us know:

<https://forms.gle/7CiU7D5ovLuh9voT8>

If you wish to talk to us about our proposal or if you don't have access to the internet and require a hard copy of this document and the feedback form then please do not hesitate to contact us at either:

Online

<http://www.leaperlandpromotion.co.uk/contact-us/>

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Thank  
you