

NEW CUSTOM AND SELF BUILD HOMES . LOWER COMMON ROAD



IMAGE COURTESY OF GOOGLE MAPS

Welcome

Leaper and the project team has prepared this document to describes our proposal for new custom and self-build homes on Lower Common Road, Child Okeford, Dorset.

We are committed with providing you with the opportunity to engage with, comment on and influence the outcome of our proposals before they are sent to Dorset Council for consultation.

This is your opportunity to :

- View our proposal for 65 new homes, new public open spaces including play areas and community orchard, additional native trees and hedges, and improvements to local footpaths and drainage.
- Ask any questions that you may have.
- Leave your comments and provide us with your feedback.

Under the circumstances a physical exhibition is impossible however we'd still love to share our initial ideas and provide you with the opportunity to view and comment on proposals. So we're taking steps to ensure all information is made available online. We'll also provide an online feedback form and members of the project team will be available to speak directly by phone and email.

Information about the proposal, and details of how to leave feedback is available at <http://www.leaperlandpromotion.co.uk/child-okeford/>.

If you do not have access to the internet and would like to view the proposal then we'll make alternative arrangements. If this is the case, please do not hesitate to give us a call or write to us using the details opposite.

We'd also like to take this opportunity to remind you to look at the information about custom and self-build available on Dorset 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.dorsetcouncil.gov.uk/planning-buildings-land/build-your-own-home.aspx>.

Who we are

Leaper promotes custom and self-build schemes in rural locations across the UK. Above all, we believe in responsible and sustainable development. We are convinced that working closely with landowners, existing communities, and other talented and like-minded people is the best way to deliver this.

At Child Okeford we're working with a qualified and well regarded team who are experienced in delivering high quality and bespoke designed developments.

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Our vision

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

We'll do this by:

- Creating a great place which fits in with the distinct and special surroundings of Child Okeford.
- Offering choice and diversity in the homes we offer. This helps a place feel like it's grown over time; by choosing to specialise in custom and self-build projects we have set out to increase affordability and create a way for people to influence the design of their own homes and create something specific to their needs.
- Build beautiful, efficient houses which feel like home. That means creating homes that are flexible, environmentally high-performing, and delightful places to live.
- Deliver people-friendly streets and open spaces essential elements in creating popular, safe, healthy, and sustainable places.

The proposal

We're proposing a custom and self-build development of 65 homes. There is 1.96 ha of new public open space with integrated play, ecological enhancements and new native trees and hedges, and improvements to footpaths and drainage. The design is strongly influenced by the village vernacular and builds on the positive characteristics that make the area special.

We focus on custom and self-build because we believe it achieves higher quality and more sustainable and affordable homes. Essentially, it gives buyers the power to influence the design of their home. With access to plots of land and a marketplace of local professionals, manufacturers, and builders, creating your own beautiful, high-performance home, which is tailored to your needs, can be significantly easier, more affordable, and more enjoyable than buying a house that already exists.

Custom and self-build developments are demand-led meaning homes won't be built that aren't needed or don't suit local demand.

Development Summary

- 3.96 ha. Site area
- 2.0 ha. New building footprint (50.5% of site area)
- 1.96 ha. of new public open space
- 26 no. Affordable homes
- 39 no. Custom and self-build homes



The proposal

New homes are offered as either:

Self-build

This offers the greatest degree of flexibility and customisation. Individuals buy a serviced plot that is subject to a design code and a palette of materials. The design code is pre-approved for planning, which means as long as you stick within the rules permission is already guaranteed. Buyers may choose to either project-manage the build themselves or contract with a developer or housebuilder.

Taking on more responsibility yourself, and the ability to develop homes in stages over time, mean the same house on the same site can cost two thirds of the usual market price, or less. As a self-builder you also benefit from stamp duty and CIL savings.

Custom-build

Similar to self-build in that individuals buy a serviced plot and contract directly with a developer to build their house. But in this case, the degree of flexibility is more limited — the house is configured from a range of preprepared layout and specification options that have already been approved for planning.

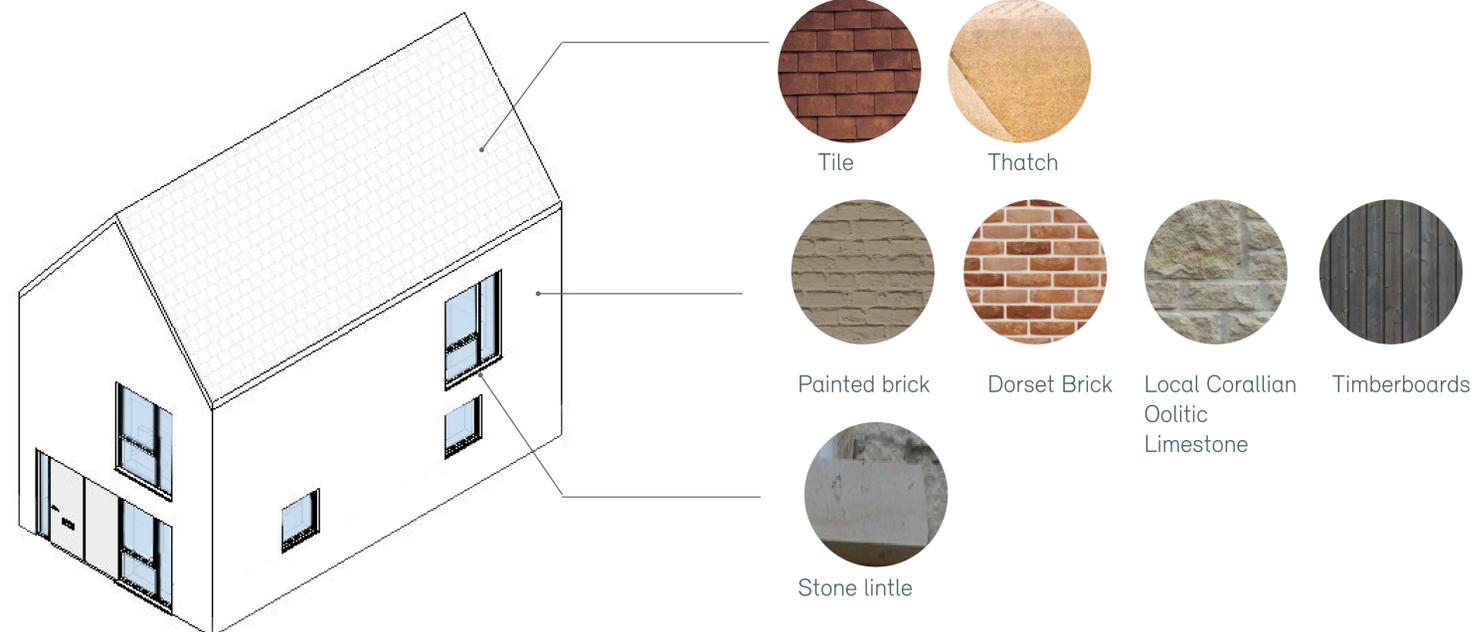
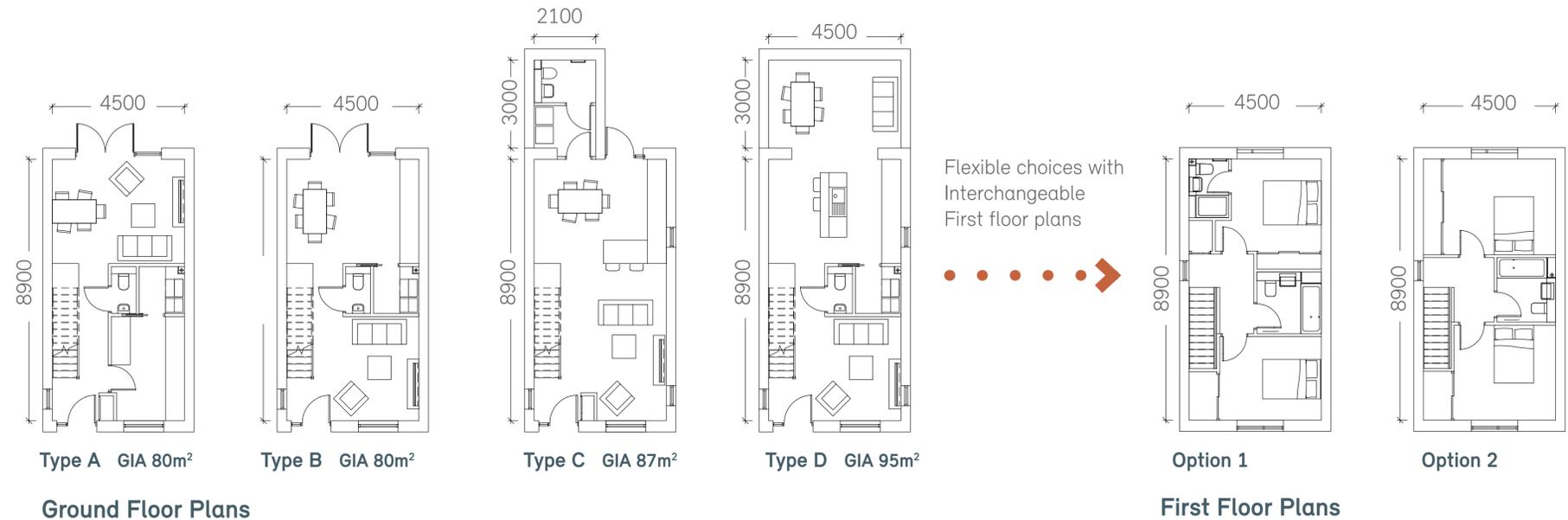
Buyers also benefit from stamp duty savings and CIL savings as wish self-build.

Custom-choice

With custom-choice, a developer builds the external walls and roof and exchange contracts on the watertight shell. They then pick from a wide range of interior layout and specification choices to adapt the shell to their needs.

Although the buyer does not benefit from stamp duty savings they are able to access Help to Buy and standard mortgage products.

Example of custom build two bedroom house configurations



Example of custom material choices

The site



KEY

- Site boundary
- Water pipe
- Electricity mains
- Existing ditch
- Mature trees
- ~ Hedgerow
- Root protection zone
- /// Nature & flood line setback
- ➔ Existing cross over access
- 1:30 year flood zone
- 1:100 year flood zone
- 1:1000 year flood zone
- Fields
- Conservation area

Opportunities

- New community green spaces like a community orchard and play areas
- New footpaths and improved connectivity
- Improved drainage
- Additional native trees and hedges



Image courtesy of Marilyn Peddle

View of Hambledon Hill

PHOTOS FROM AROUND THE SITE



1 View to site from Lower Common Road



2 Hedgerow alongside road



3 Adjacent houses within conservation area



4 Bower Road housing typology



5 Gold Hill Business Park & Self Storage

Village character

Child Okeford is characterised through its range of historic building groups and lanes; with building relationships that form the streets and yards, and the boundaries between private properties and the streets.

Most of the existing streets and roads in the village are between 5 to 6 metres wide. They don't have pavements which increases the already close relationships between building frontages. Boundaries are formed by masonry walls, banks or tall hedges and hug street edges.

The traditional homes almost always create a strong relationship with the surrounding street alignment. Sometimes this is with side gables built right up to the edge of the roads.

Otherwise, most historic homes are frequently positioned with front doors directly on to the street, or alternatively they have very small front gardens. Where homes are set further back from the road they are usually accompanied with a large hedge that serves as their street frontage. These varied homes combine to provide streets with a sense of enclosure, views and vistas.

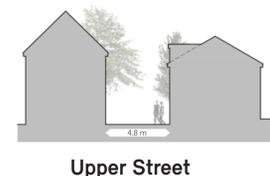
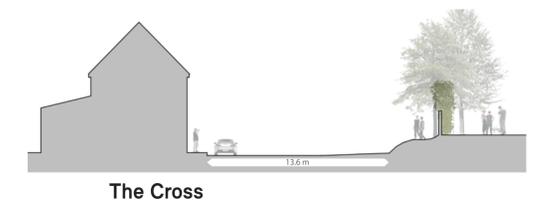
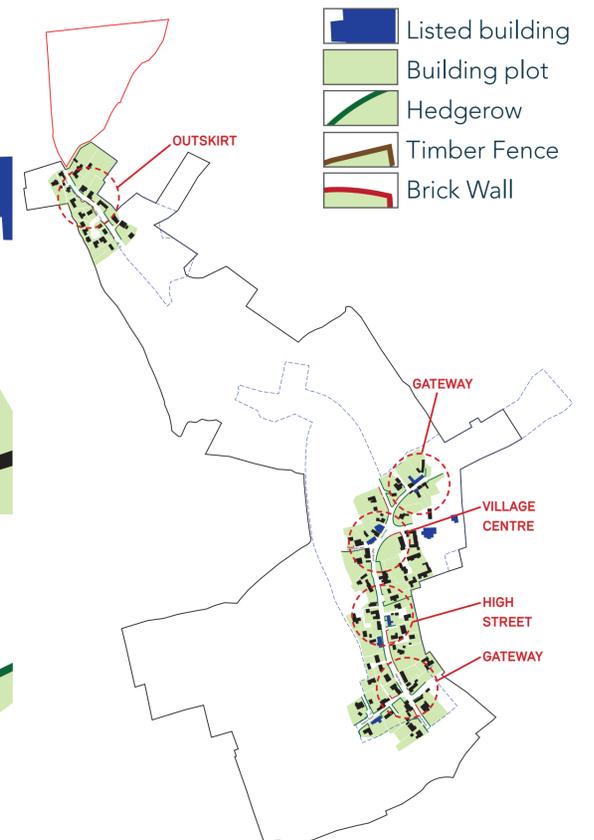
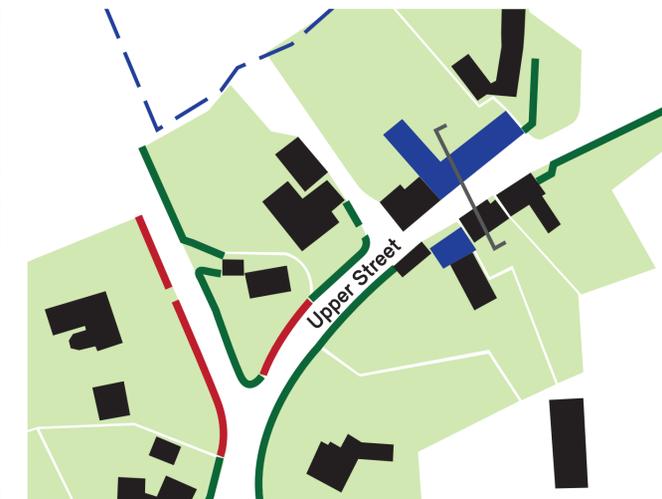
Village centre



Upper street



Lower common road

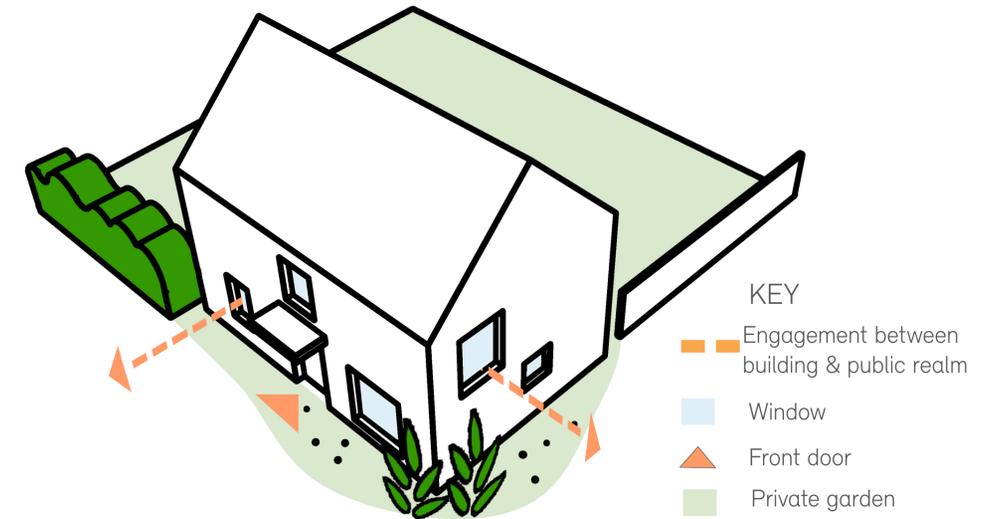


Design code

In preparing the Design Code, we started by learning from the traditional character of Child Okeford.

Some of this work is straightforward, for example reflecting on local materials, colour palettes, and the traditional shapes of buildings. However, as important as the buildings themselves, we have also focussed on the spaces between the buildings, seeing how traditional village homes sit alongside each other, their streets and hedges. We think that it is these relationships that most create beautiful, characterful lanes and places – and are sadly so often missing from modern development.

This Code is primarily about implementing lessons from the historic village, its buildings and places, and showing straightforward ways of producing a living sense of place with new homes.



Building in the round - Engaging with the public realm

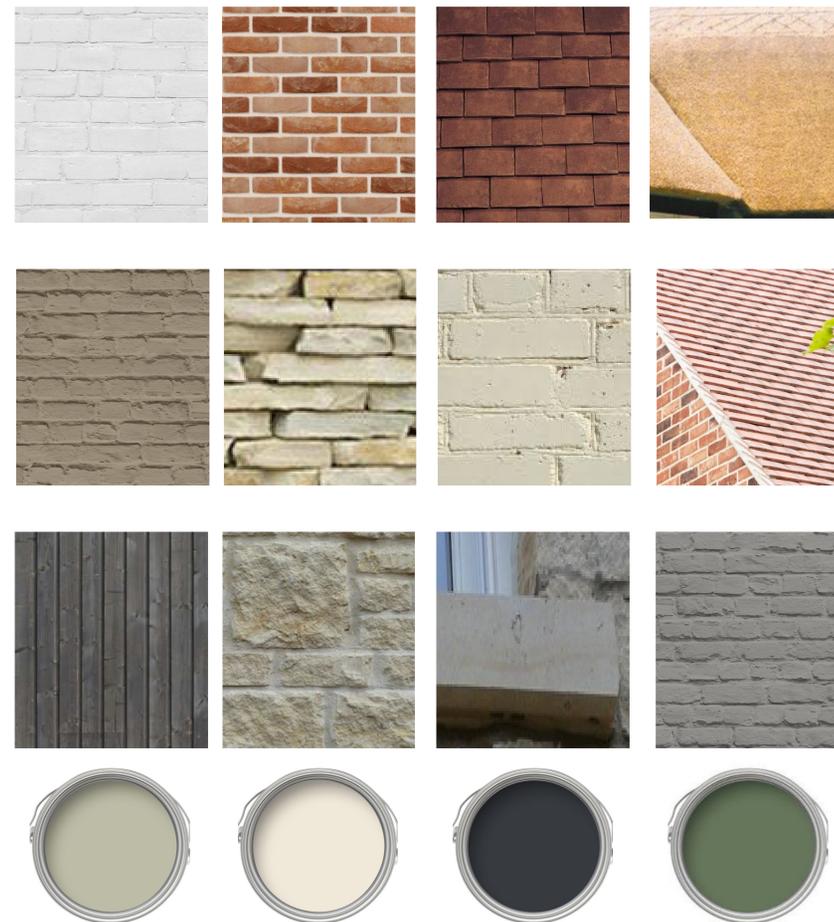
Building character and materials

Child Okeford is a village of small cottages and barns. These are robust, humble and rural structures, with a charm that rarely includes fussy or grand decoration. The construction details are rural and functional.

Much of the village is built of a warm red Dorset brick, but these are interspersed with painted and lime rendered surfaces and occasional stone buildings. Roofs are typically covered with a clay plain tile, with occasional thatched roofs. Each home has its own special identity, which is harmoniously differentiated from its neighbours with a different roof form, or material, or often both.

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

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



Clusters of homes designed to relate to each other



Gable end of house engaging with the public realm

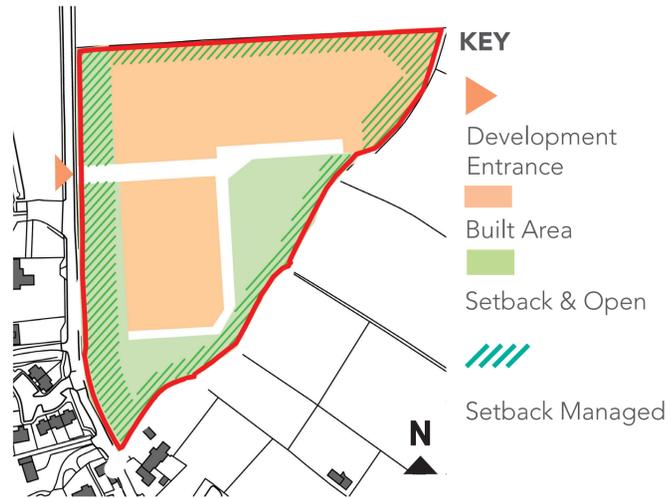


Buildings designed to be seen from multiple viewpoints



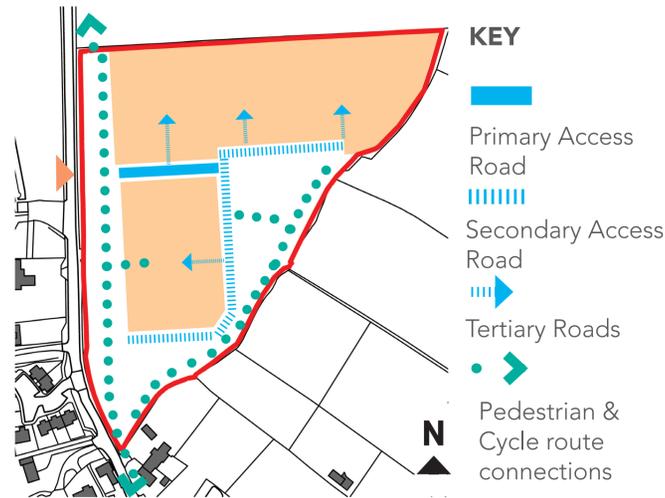
Small apartment buildings echo traditional barn forms

Design evolution



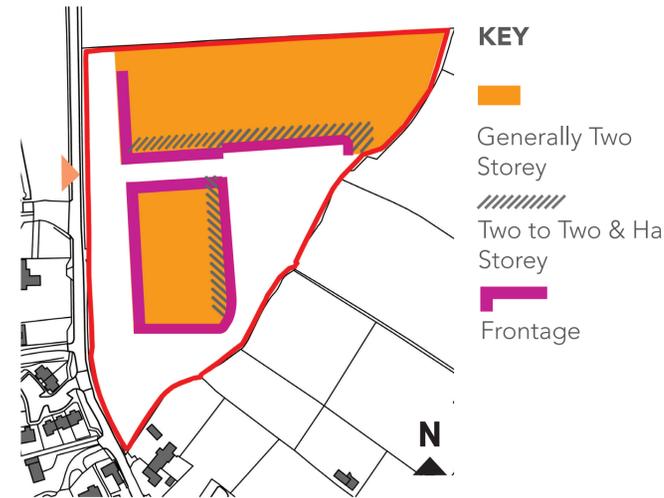
Land Use

Proposed development footprint of approximately 2.0 hectares is allocated for new homes. This is only 50.5% of the overall site area of 3.96 hectares.



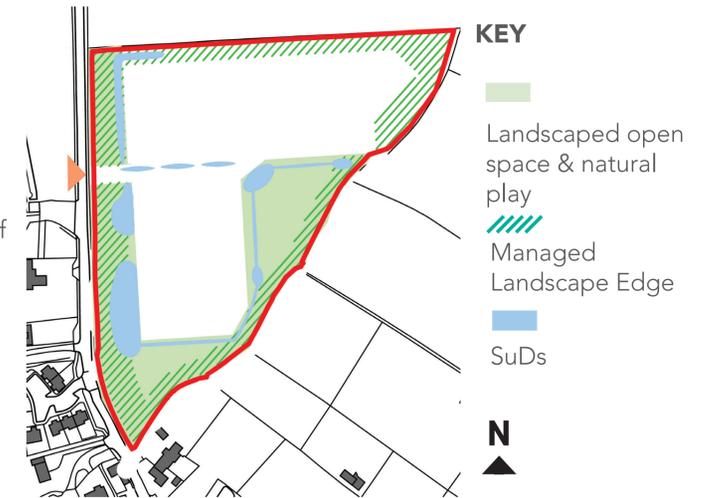
Movement

A single point of access for powered vehicles is proposed, to provide access for all cars, servicing and emergency services required by the development. The development is intended to encourage walking and cycling, and to this end the other connections provided are for the use of pedestrians and cyclists only.



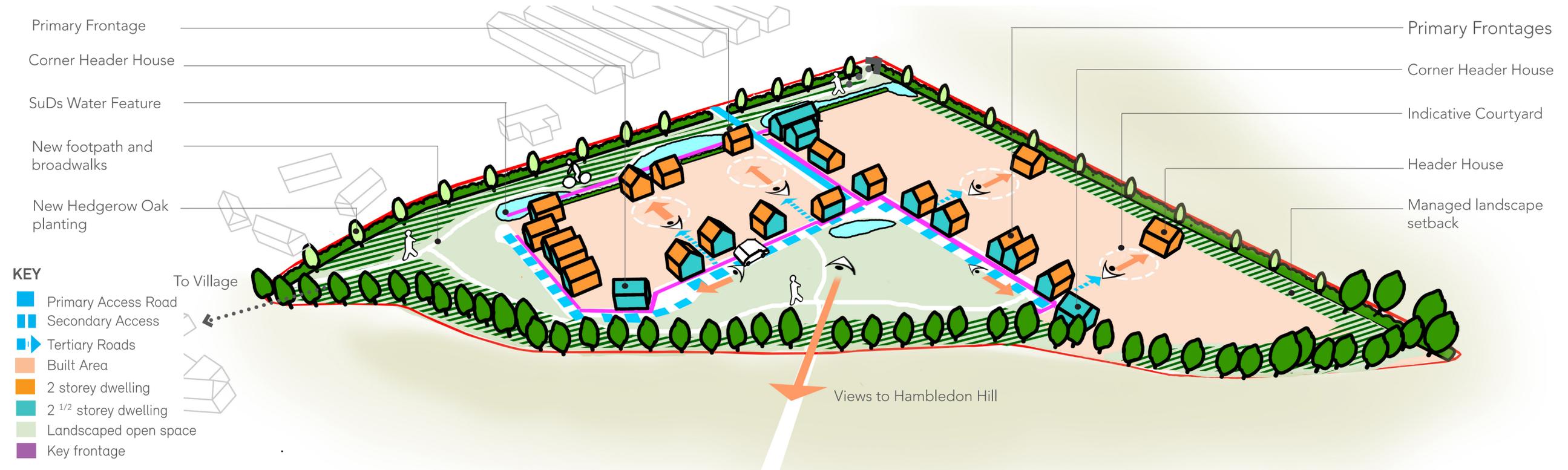
Building Heights

Proposed building heights are generally two storey, with the potential for additional rooms within loft spaces where this does not affect



Landscape & Sustainable Urban Drainage

Managed shared landscapes are shown along the south-eastern boundary of the development. These will include areas of sustainable urban drainage, (SuDs) informal play and community spaces.



The masterplan



Landscape proposal

The landscape will provide a rural context for the development, responding to and complementing the character of the landscape at Child Okeford. The setting will be relaxed, pastoral and will set the development within the context of the wider rural landscape. With a significant area of shared, community landscape, the development will encourage healthy lifestyles, with walking, cycling and leisure on the doorstep, in this playful landscape.

The landscape design consists of three character areas :

- 1 Western meadow
- 2 Courtyards and streets
- 3 The Green



Landscape character **1** Western meadow

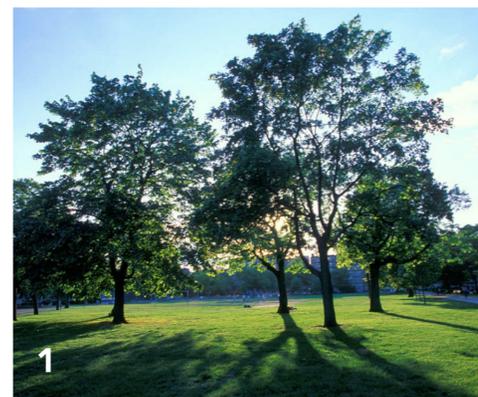


The western meadow area along Lower Common Road will maintain the green space connections, views into and out of the conservation area and will retain the pastoral character of the landscape at Child Okeford. With a series of detention basins, swales and seasonal ponds **(1)**, this herb-rich grassland, with new scattered trees **(2)** will help to counteract future water runoff, whilst providing an attractive gateway setting for the village. New habitats will be created with emergent, wetland vegetation around the ponds and existing habitats conserved.

The herb-rich, neutral grassland, with new scattered individual trees, will maintain and enhance important links to the pastoral landscape which surrounds the site and will enhance local

biodiversity. A new, bound gravel, informal footpath **(3)** will run through the western boundary meadow, with sections of boardwalk **(4)** where the route crosses the swales and seasonal ponds.

Native hedgerows are a characteristic feature of the landscape of North Dorset and will form a key element in the landscape of the site. The existing boundary hedgerows will be gapped up, managed in the 'Dorset Style' and will be conserved to retain green corridors across the site and enhance biodiversity. Hedgerow oaks **(5)** will be planted to continue the rural character of Lower Common Road and native species such as hawthorn **(6)** will be used to ensure the longevity of these characteristic features. A management strategy for the landscape will ensure that biodiversity is at the



Landscape character 2 Coutyards and streets



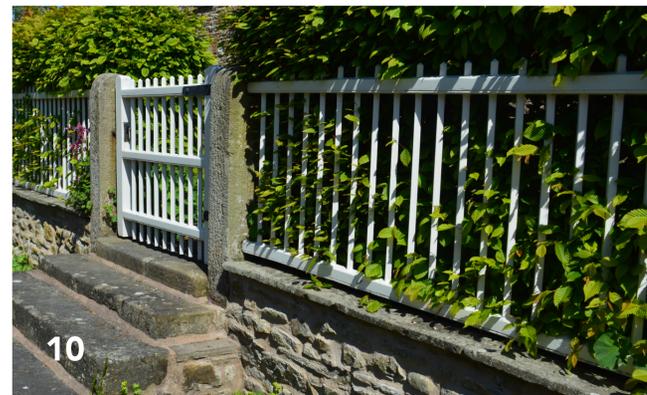
To compliment the courtyard areas, landscape features will be simple and elegant. Rural in character, all surfaces will be permeable to ensure runoff water is able to infiltrate the surface and either soak away naturally or move towards one of the many SuDS features across the site. Natural stone, cobbles and bound gravels will be used within the gardens to compliment the rural character of the buildings **(7)**. Cobbles will denote the arrival into the courtyard, with a change of surface treatment **(8)** and bound gravel will provide an informal, yet robust courtyard surface. Boundary features will be consistent across the site, with the use of traditional rural fencing **(9)** in combination with hedgerows (10), to

soften the boundaries and ensure that green links are retained, and enhanced and new habitats created. Where any wooden fences do occur, they fitted with hedgehog holes.

New tree planting within the communal spaces and gardens will be selected from a species list, which includes predominantly native species of local provenance. **(11)**

Existing trees along the boundaries of the site will be fitted with bird and bat boxes.

Beyond the courtyards, the communal areas will be complimented by grassed and planted bioretention areas **(12)**, enabling water runoff to infiltrate into the ground and then into the wider SuDS.



Landscape character **3** The Green

Retaining green links **(13)** with existing hedgerows and trees along the eastern boundary of the site, the east meadow continues the herb-rich grassland **(14)** with scattered trees character, maintaining important visual connections to the pastoral, rural landscape beyond the hedgerow, with new, native trees which will be sensitively planted at key locations.

Enhancing biodiversity by creating new habitats and foraging opportunities for wildlife **(15)**, bird and bat boxes will be installed into existing trees and a management strategy will ensure that deadwood is retained on-site wherever possible. With swales **(16)** and seasonal ponds, emergent, wetland vegetation around the ponds will create a haven for wildlife.

A sweeping, bound gravel path runs through the meadow, with mown paths encouraging wayfinding and exploration. This is a playful landscape, with opportunities for natural play **(17 & 18)**.



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, 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.



LOW ENERGY USE

Building form and fabric is designed to have very low heating (& 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

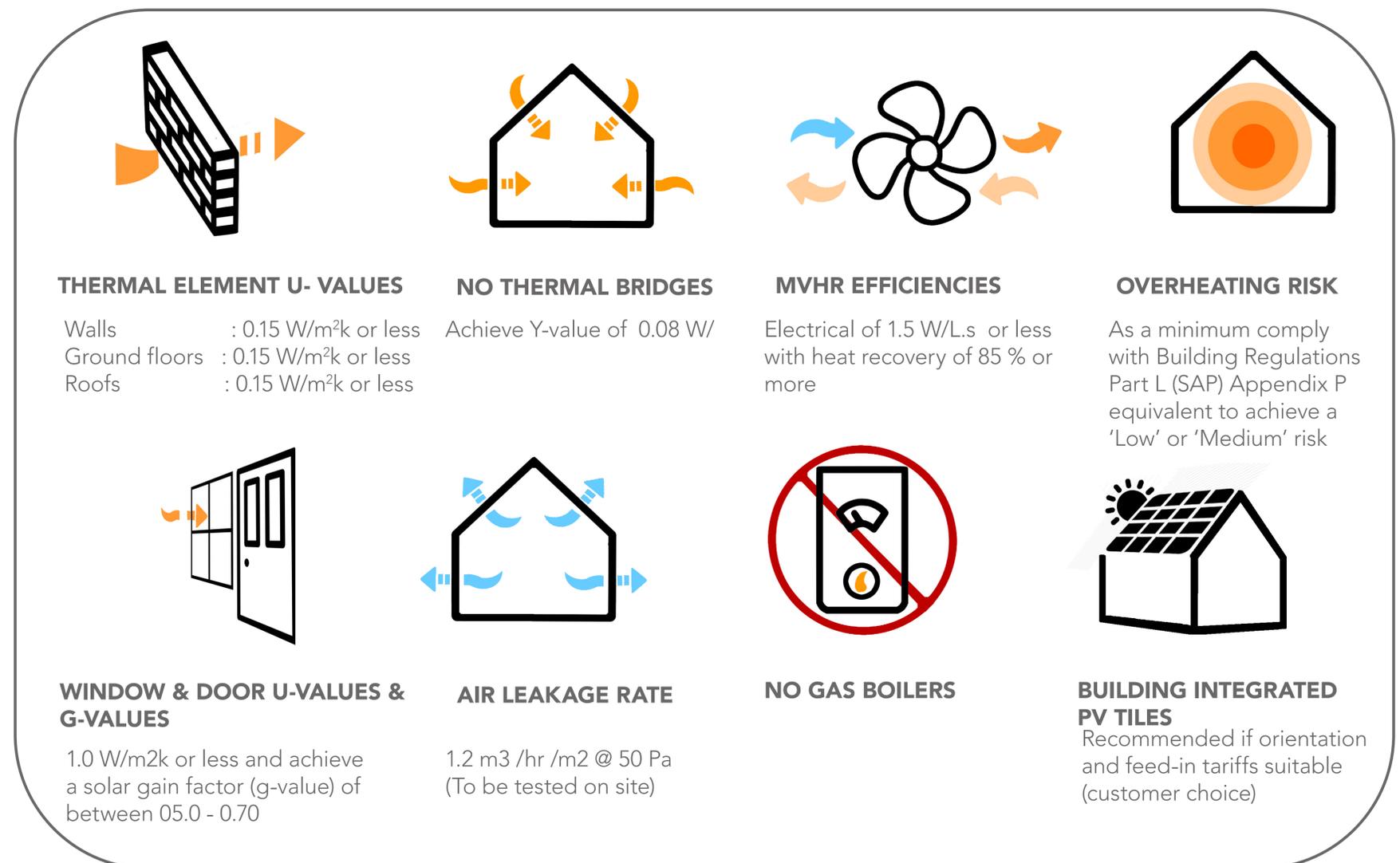
Buildings designed to deliver good levels of daylight and sunlight.

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.



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

<https://forms.gle/C5mgn2HYoEtBMRvH7>

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

Please do let us know what you think of our proposals.

You can leave your feedback by :

Going online with your comments.

www.leaperlandpromotion.co.uk/child-okeford

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Thank
you