

June 2021

Homes and Place Standard

Our guide to quality housing

SOVEREIGN 



The Stratfield & Mortimer Neighbourhood Plan refers to the provision of high quality developments in the Parish and that all developments within the settlement boundary are encouraged to prepare a Site Design Brief. The Site Design Brief should include community involvement and reflect the policies set out in this Plan. The brief for this site, prepared by Sovereign Housing has been included below, following consultation with the parish council.

The site design brief from Sovereign was to specifically address the following points.

- Create a high-quality housing scheme adhering to the principles with Sovereign's Homes and Place Standards.
- Develop a housing scheme that primarily provides family housing to meet the identified need for family homes.
- Proposed homes that meet the Technical Housing Standards, Nationally Described Space Standards, and homes that are well insulated, energy efficient and comfortable to live in.
- Respect and respond to the semi-rural village character of the area, and edge of settlement location.
- Design a mixed tenure scheme to create a balanced community.
- Maintain and improve access to public footpaths and rights of way.
- Respect and aim to retain existing trees within the vicinity of the boundaries.
- Create public space within the scheme to benefit existing neighbouring residents and future residents. Due to the family focused nature of the scheme incorporate a home zone.
- Respect and respond to the semi-rural, village character of the area, and edge of settlement location.
- Respect the amenity of the occupants of nearby homes.