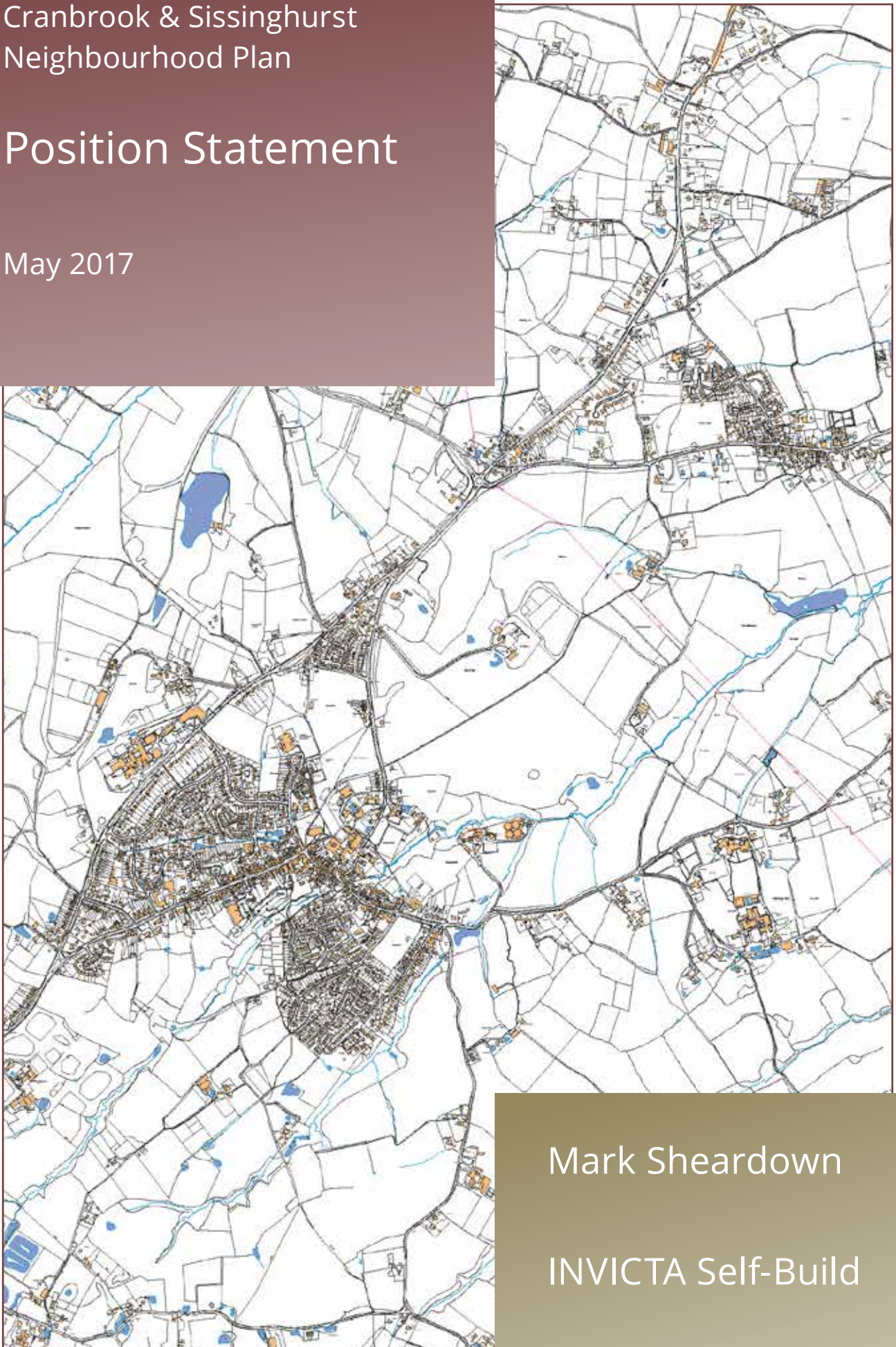


Cranbrook & Sissinghurst
Neighbourhood Plan

Position Statement

May 2017



Mark Sheardown

INVICTA Self-Build



INVICTA

SELF & CUSTOM BUILD

INVICTA Self and Custom Build Limited

- Invicta is a specialist company established to promote and deliver self and custom build opportunities, in rural communities, throughout the South East of England.
- In fulfilling this ambition, we aim to facilitate innovation and flexibility in the way in which houses can be delivered in these communities, enabling the design and construction of exceptional homes, custom designed and delivered by local people, in the communities they love.
- We are a team of skilled and experienced professionals comprising surveyors, local builders and town planners with a background of delivering high quality developments throughout Kent and the South East.
- Together we aim to deliver self and custom build opportunities and a genuine alternative to the volume housebuilder.

Why Self Build?

- The number of local builders in the UK has been in decline for many years. Consequently house delivery within the UK now predominantly lies under the control of a limited number of major housebuilders. This has arguably led to more uniform designs and appearance and a one-size-fits-all housing product, particularly inappropriate in rural settings.
- Central government has recognised the potential for self and custom build to help buck this trend, as seen in parts of Europe where self and custom build is responsible for the delivery of nearly 40% (and in some countries considerably more) of the housing stock. In the UK this figure is around 7% , and recent legislation such as the 2015 Self and Custom Housebuilding Act, and the Housing and Planning Bill seek to address this, placing obligations on Local Authorities to evidence demand for these opportunities and take this into account within their policy making decisions.
- We aim to change the Status Quo and identify and deliver these opportunities.

Our Approach

- Generally our sites are located in well established rural communities, where we feel the locality will benefit from the delivery of a low density development of high quality houses, delivered by and for local people.
- We consult with local bodies to ensure local engagement and assess demand for plots and types of houses, and then seek planning approval to establish basic site parameters such as access, infrastructure etc.
- A detailed design code accompanies the application, setting out the parameters for the self builder including building massing/scale and materials, and setting the broad basis for their individual applications for their own houses.
- Once planning consent is granted, Invicta facilitate the infrastructure, providing serviced plots for self builders to carry out their own projects, or a more bespoke solution should additional works be required by an individual self builder.
- Invicta then oversee and manage the “building out” of the project from start to finish, ensuring timescales and quality are achieved.

The Site



The Site Opportunities



The Proposed Site Layout



Indicative Elevations at Site Entrance



Questions and Discussion