

PLOT PASSPORT

Permission in Principle for the provision of a minimum of 1 and a maximum of 3 serviced plots for self-build and custom housebuilding.

Land adjoining White House Farm, Workhouse Lane, Hinckley, LE10 3AS.

June 2026

Table of contents



1. SITE LOCATION	3
Figure 1. Existing Site Aerial (NTS @ A3)	
Figure 2. Site Location Plan (1:2500 @ A3)	
2. INTRODUCTION	4
3. SITE RULES	5
4. PLOT PASSPORT CRITERIA	6
Figure 5. Illustrative Layout Plan	
5. SEPARATION DISTANCES	8
Figure 6. Minimum Separation Distances	9

Site location



Figure 1. Existing Site Aerial (NTS @ A3)

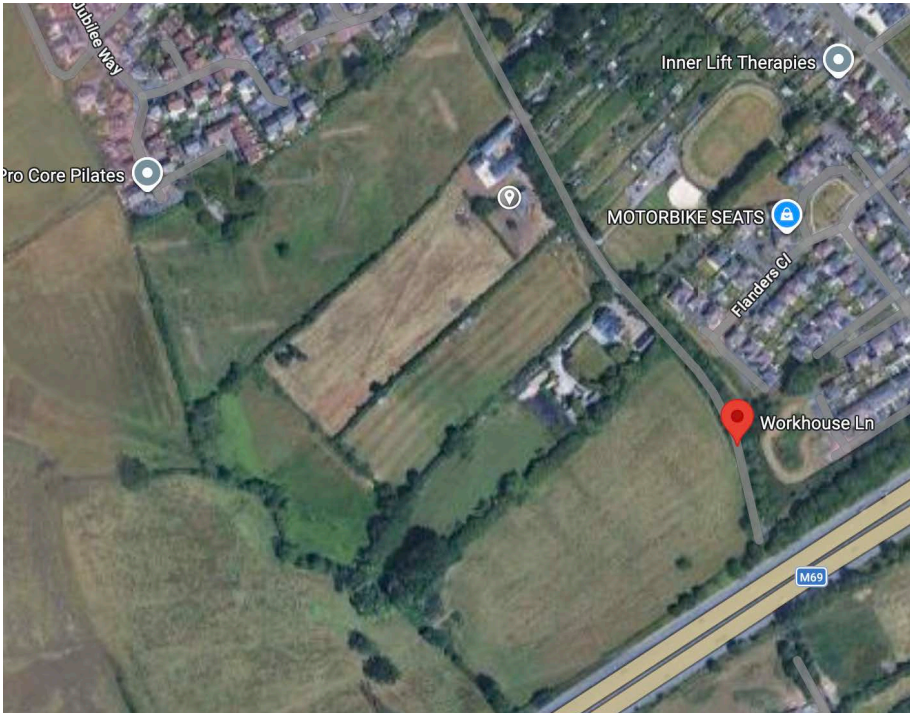
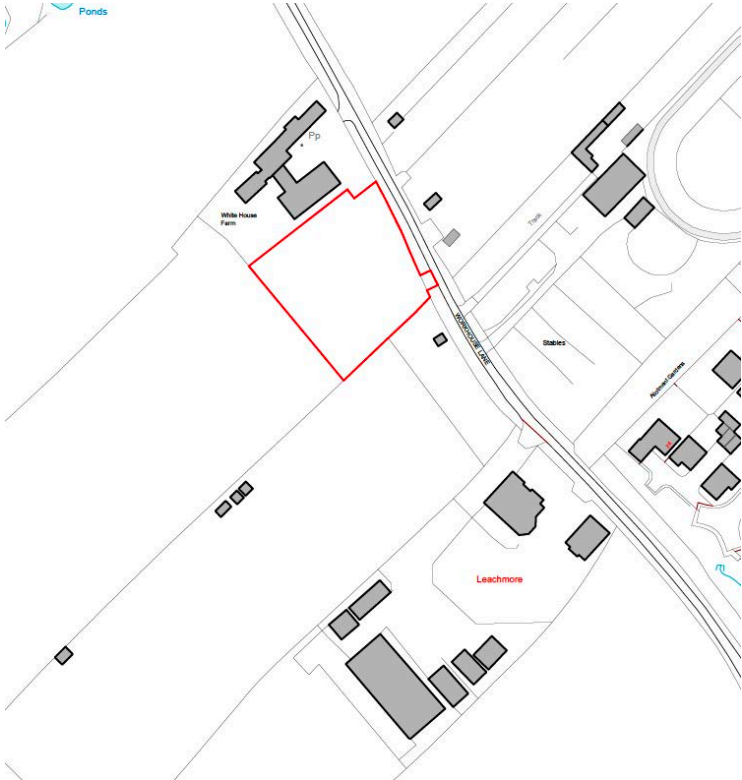


Figure 2. Site Location Plan (1:2500 @ A3)



Introduction



This Plot Passport document is intended to set out the parameters of an intended build, giving clear guidance on where building can occur on a given plot and what can and cannot be done.

This document has been prepared in support of the outline planning application for the development of serviced plot(s) for self-build and custom housebuilding which has been submitted to Harborough District Council.

This document is to be read in conjunction with the planning application drawings and reports.

This Plot Passport is intended to be a simple and succinct summary of the design parameters for a given plot. Similarly, it is the intention to add value by acting as a key reference point for any purchaser, capturing relevant information from the planning permission as it develops, design constraints and procedural requirements, in an easily understandable and readily accessible format.

This Plot Passport clearly shows each plot location, the permissible building lines and side spacing requirements, proximity constraints to neighbouring buildings and the part of the site where a new dwelling can be constructed (i.e. the developable footprint).

It is intended that if the design falls within the guidance set out in this document one should be in possession of most of the documents and information required, to proceed with a reserved matters application with Harborough District Council.

To provide even greater certainty, the Local Planning Authority will also offer a pre-application advice service. If one follows such advice, and adheres to the Plot Passport, then the development journey should progress in a suitable manner.

Site rules



1. Before building works begin, approval should be secured from the relevant Local Planning Authority through a reserved matters application. Relevant permissions should be sought (if not already existing) from the local planning authority and/or accounted for through planning permitted development allowances where relevant.
2. Future development is permitted under the condition that any works should not exceed the original developable footprint for each plot and adhere to details including, but not limited to, scale and massing, distance from boundaries and principle elevation.
3. The dwelling, garage(s) and outbuilding(s) are to be erected within the Build Zones and they must not be exceeded. It is referred to as the maximum developable footprint of a given Build Zone. The footprints do not need to fill the Build Zones and are to be positioned within them.
4. Each plot is for one detached dwelling, garage(s) and outbuilding(s), where applicable. The plots cannot be merged, or sub divided.
5. It is imperative to understand that measurements relating to the size and scale of development on a plot are fixed criterion and not guidelines.
6. Responsibility for boundary treatments is denoted by T bars on the relevant plot drawing.
7. Every purchaser will receive a plot with fully implemented boundary planting and/or fencing, which must be maintained.
8. The planting of any trees or shrubs is welcomed within the associated boundary, but trees shall not be planted bordering the plot boundary of any adjacent dwelling(s) which are closer than the anticipated root protection zone of that tree when fully mature.



Plot passport criteria

1. The principle elevation is the elevation of the dwelling which fronts and/or is closest to the main estate road. The dwelling must face, but not necessarily be on the principle elevation build line.
2. The dwelling may be set back from the principle elevation build line to accommodate the desired parking arrangement. The dwelling must remain within the permitted Build Zone. For the avoidance of doubt, built form is not to extend forwards of the principle elevation build line.
3. Easements as shown hatched on the drawing. These are to be kept clear in perpetuity.
4. Root protection zones as shown must be avoided and are to be fenced off during construction.
5. Any upper storey window on a side elevation with height to window head of over 1.7m facing a neighbouring property must have obscure glazing and be non-opening.
6. The following are NOT to be located on the principle elevation and wherever possible out of public view:
 - Wall mounted meter(s)
 - Electric vehicle charge point(s)
 - Cycle storage
 - Refuse store(s) (sufficient storage for 3 no. 240 litre wheelie bins for recycling, garden and residual waste should be provided)
 - Air/ground source heat pumps (at/on relevant elevation furthest removed from public sight lines)
 - TV aerials and/or satellite dishes (recommended that wherever possible they are to be located at/on the rear elevation)
 - Photovoltaics (PVs)
7. Parking:
 - A minimum of 3 parking spaces must be provided for any proposed dwelling of 4 or more beds. These can be within the Build Zone or not and must be set back behind the plot boundary.
 - Parking spaces should be 2.4 metres x 5.5 metres (or have space to achieve this) with an additional 0.5 metres if bounded by a wall, fence, hedge, line of trees or other similar obstruction on one side, 1 metre if bounded on both sides.
 - For a garage to count as a parking space it should have internal dimensions of 3.0 metres x 6.0 metres.
 - Minimum setback for all garages or carports must be 7m from the plot boundary.
 - Garages will either be attached, detached or integral and no garage elevation should extend beyond the principle elevation build line. An exception to this is the dwelling(s) furthest away from the site access and where the set-back of other dwellings is not impeded visually.
 - Garages can be a maximum of 1.5 storey allowing for a room above.

Plot passport criteria



8. Cycle storage:

- Each dwelling must provide secure, covered cycle parking, either within garage or external store.
- 2 spaces should be provided as cycle parking provision for a 3 or 4 bedroom house.
- 3 spaces should be provided as cycle parking provision for a 5 + bedroom house.
- Garages will only be accepted as a car parking space and cycle store if they are at least 7m long and a minimum width of 3.5m.

9. Front and front-side boundaries:

- Unless already provided, the front and front-side boundaries of the Plot Area frontage (the area between the front boundary and principle elevation) should be formed with new native hedgerows. Height of 1.2m should not be exceeded, and the visibility splay from the access should not be obstructed.
- Access to the plot will be via a single gap in the hedgerow to provide both vehicular and pedestrian access.
- The use of close board and/or lap timber fencing along any public facing boundary is not permitted.

10. Rear and rear-side boundaries:

- The use of close board and/or lap timber fencing along any public facing boundary is not permitted.
- Unless already provided, boundary fencing or walls located to the sides (and behind the principle elevation build line) of the Build Zone and the rear of the Plot Area should be no higher than 1.8m.
- The use of close board and/or lap timber fencing along any public facing boundary is not permitted.

- Figure 6.**
Minimum Separation Distances





GET IN TOUCH

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