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## Sandip Mahajan (Planning Policy)

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**From:** Gillian Clark  
**Sent:** 29 January 2014 12:08  
**To:** PlanningPolicy  
**Subject:** (SANDIP HAS PRINTED FOR THE CONSULTATION RESPONSE BOX) FW: Local Plan comment

### Gillian Clark

Business Support Officer - Planning Policy  
**North Dorset District Council**

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**From:** Sarah Jennings  
**Sent:** 27 January 2014 09:03  
**To:** Gillian Clark  
**Subject:** FW: Local Plan comment

Gillian - Can you please process this as a Local Plan comment.

**Sarah Jennings BA Hons, Dip Urb Des, MRTPI**  
Planning Policy Officer  
**North Dorset District Council**

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**From:** [REDACTED]  
**Sent:** 23 January 2014 17:36  
**To:** Sarah Jennings  
**Subject:** Local Plan comment

Hello Sarah,

In a personal capacity I am giving feedback on the Local Plan and Housing Allocation in relation to community-led Self Build projects.

- The Government aims to increase custom-build as a mainstream building option <https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2> and a further emphasis on the range of affordable housing could be highlighted in the Local Plan eg: community led, co-operatives, co-housing (eg: Threshold Centre), land trusts, mutals etc...
- The content of the affordable housing section is mostly focused on a social housing option rather than acknowledging that self-build in itself is a route to affordable housing. Could there be a % of community self build (as Teignbridge District Council have done?). <http://www.teignbridge.gov.uk/index.aspx?articleid=16874>

- There does need to be a Housing Needs Assessment to build an Evidence Base for this, but to date these assessments have not included the question of self-Build, which the Government is advocating.
- The quota for affordable housing mostly rests with social housing, yet there is significant proportion of people who do not qualify for social housing yet do not have the financial means to get a mortgage (lack of funds, age etc), which is where community-led custom build projects can assist.
- Social housing as a route to affordable housing is a myth as you only own a share of your home which is valued at a market price, again self-build is a route to building higher quality affordable housing that better meets the needs of local communities.
- Finally I wonder if with any future housing eg: large-scale extensions to towns if a wider choice of developers could be invited to bid such as Cornwall Eco Villages (<http://www.cornwall.gov.uk/default.aspx?page=23353> or <http://www.eco-bos.com/> or <http://www.zedfactory.com/zed/>

As a member of a community self-build association, it feels like an uphill struggle for local people to understand how national policy is filtered down to a local level. It would be good to see local councils work with communities to proactively identify potential self builds sites which will far exceed the benefits of any volume house builder.

Kind regards

Sarah Reeves

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