

Joint Local Plan Review for West Dorset, Weymouth and Portland

SELF BUILD BACKGROUND PAPER
PREFERRED OPTIONS CONSULTATION VERSION

AUGUST 2018

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1. Introduction

PURPOSE OF BACKGROUND PAPER

- 1.1 This document is one of a number of background papers produced to support the West Dorset, Weymouth & Portland Local Plan Review.
- 1.2 This background paper provides a general overview of issues relevant to Self Build and Custom Housebuilding and explores possible mechanisms in which to deliver sufficient suitable development permissions on serviced plots of land to meet the identified demand.
- 1.3 It is a working document which will be updated as evidence is acquired and the consultation process proceeds.

LOCAL PLAN AND THE REVIEW

- 1.4 In October 2015, West Dorset District Council and Weymouth & Portland Borough Council adopted their Joint Local Plan¹. The Local Plan sets out a long term planning strategy for the area and includes detailed policies and site proposals for housing, employment, leisure and infrastructure. The adopted Local Plan is the main basis for making decisions on planning applications.
- 1.5 In his report on the examination of the Joint Local Plan², the Inspector indicated that he considered it to be "imperative that an early review is undertaken". The objective of the review is to identify additional housing land capable of meeting housing need to 2036, identify a long-term strategy for development in the Dorchester area by 2021; and reappraise housing provision in Sherborne.
- 1.6 If a review is absent, or the Local Plan becomes silent or out of date because of a lack of progress, the presumption in favour of sustainable development applies and the councils would have less control in determining where development goes. Failure to undertake a review or even start it promptly would be likely to increase the risk of developers submitting planning applications at an early stage.
- 1.7 At the same time as the Review is underway, national planning policy has changed on a wide range of issues including the introduction of the 'Self-build and Custom Housebuilding Act 2015' and subsequent amendments to it made by the 'Housing and Planning Act 2016'.
- 1.8 In simple terms, we define self-build as projects where someone directly organises the design and construction of their new home. Custom build homes tend to be those where you work with a specialist developer to help deliver your own home.

¹ <https://www.dorsetforyou.gov.uk/jointlocalplan/west/weymouth>

² <https://www.dorsetforyou.gov.uk/article/421782/West-Dorset-Weymouth--Portland-Adopted-Local-Plan-Inspectors-Report>

NATIONAL POLICY AND GUIDANCE

- 1.9 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, the 2018 National Planning Policy Framework (NPPF) paragraph 61 states that *"the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to ... people wishing to commission or build their own homes)."*
- 1.10 Self-build and custom housebuilding are defined in the Self-build and Custom Housebuilding Act 2015 as *"the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person."*

2. Self Build Register

- 2.1 The Self-build and Custom Housebuilding Act 2015 requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes (referred to as self-build and custom housebuilding registers).
- 2.2 Self-build and custom housebuilding registers provide valuable information on the demand for self-build and custom housebuilding in a relevant authority's area and should form a key part of a relevant authority's evidence base of demand for this type of housing. For entries on the register for individuals, relevant authorities must record the name and address of the individual on the register.
- 2.3 An applicant and every member of an association of individuals that applies for entry on the register must be: aged 18 or older; a British citizen, a national of a EEA State other than the United Kingdom, or a national of Switzerland; and seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area to build a house to occupy as that individual's sole or main residence.

Further information is provided in national guidance:

<http://planningguidance.communities.gov.uk/blog/guidance/self-build-and-custom-housebuilding/self-build-and-custom-housebuilding-registers/>

DUTY TO HAVE REGARD TO THE REGISTER

- 2.4 Section 2(1) of the Self-build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.
- 2.5 The planning functions of an authority may include both plan-making and decision-taking functions. The registers that relate to their area may be a material consideration in decision-taking. Relevant authorities with plan-making functions should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plan and associated documents.

DUTY TO GRANT SUFFICIENT SUITABLE DEVELOPMENT PERMISSIONS

- 2.6 The Housing and Planning Act 2016 introduces a second duty on local authorities which requires them to grant sufficient suitable development permissions on serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The demand for self-build and custom housebuilding is evidenced by the number of people on the register held by local authorities under the 2015 Act.

Further information is provided in the Act:

<http://www.legislation.gov.uk/ukpga/2016/22/part/1/chapter/2/enacted>

SELF BUILD EXEMPTION

- 2.7 One measure to help self builders has been to grant them an exemption from the Community Infrastructure Levy. The exemption applies to anybody who is building their own home or has commissioned a home from a contractor, house builder or sub-contractor. Individuals claiming the exemption must own the property and occupy it as their principal residence for a minimum of three years after the work is completed.
- 2.8 The chargeable amount (i.e. the levy that would have been payable if the exemption had not been granted) will be registered as a 'local land charge' on the property for three years from completion. Before commencing the development, the applicant must submit a Commencement Notice to the charging authority. This must state the date on which the development will commence, and the collecting authority must receive it on or before that date. An applicant who fails to submit the commencement notice in time will immediately become liable for the full levy charge.

Further details are provided in national guidance:

<http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/relief/self-build-exemption/>

CASE STUDIES

- 2.9 In September 2014 the Housing Minister announced 11 key areas that would receive a share of £550,000 to pioneer the 'Right to Build' scheme. These local authorities became known as the 'Vanguard Councils' and were selected across the country to trial different approaches for the delivery of self build plots. The chosen vanguard councils had to establish and maintain a register of people interested in constructing their own home through custom or self building. They also had to identify sites appropriate for these small developments.
- 2.10 Land allocations are a well used planning mechanism in which to deliver sites. Cherwell District Council has bought and allocated land at Graven Hill, Bicester for more than 1,000 self build homes. The Council also has a number of smaller sites in the pipeline under their 'Build!' project. Further details: <http://gravenhill.co.uk/> and <http://www.cherwell.gov.uk/build>
- 2.11 A housing mix or percentage policy could be applied across all sites. Teignbridge District Council has introduced a 5% self-build policy in their newly adopted Local Plan so that 5% of all new homes in the area are can be delivered by custom and self-builders. Further details: <https://www.teignbridge.gov.uk/selfbuild>

- 2.12 Exception sites are granted planning permission as an exception to normal planning policies in order to meet a local need for affordable housing. Shropshire District Council has introduced a 'single plot exception site policy'.
- 2.13 This tenure provides a solution for those people in rural communities whose needs are not met by the market, and yet may also not be a priority for the more mainstream (and publically funded) affordable tenures developed by registered providers. When the first occupier no longer has need for the dwelling, they will transfer it at the appropriate affordable value to another local person in need. Thus, the 'community benefit' of providing the affordable dwelling in the first place is itself recycled. Further details: <https://www.shropshire.gov.uk/affordable-housing/single-plot-exception-site-policy/>

3. Current Approach

- 3.1 The adopted West Dorset, Weymouth & Portland Local Plan (2015) does not contain a specific policy on self-build and custom housebuilding however existing mechanisms exist which could deliver for people wishing to build their own home.
- Self build schemes would be, in principle, acceptable within defined development boundaries (DDBs) or anywhere else where open market housing is allowed.
 - The subdivision of an existing home may be appropriate outside DDBs, particularly if the home has formerly been two or more dwellings.
 - The replacement of an existing lawful dwelling outside a DDB may be permitted on a one for one basis.
 - Outside DDBs, if a scheme meets the definition of 'affordable housing' then there is the possibility of the exception site policy catering for these types of homes. In addition, permission may be granted where schemes meet the criteria for rural workers' dwellings.
 - Neighbourhood development plans could make provision for self-build and custom build homes in locations where the local plan policy does not allow them.
- 3.2 Locally, self build housing is already supported through Policy SUS2 which allows for infill development within existing DDBs. Outside of DDBs, self build plots can also come forward in certain situations as either replacement dwellings or subdivision of properties in the countryside. Exceptions to usual planning policy also apply to affordable housing exception sites and rural workers dwellings. The introduction of neighbourhood planning offers a further route for the delivery of plots in a specific locality
- 3.3 As detail of the requirement to provide serviced self-build plots is not yet available and the Self-build Register is in its infancy, it is not clear whether sufficient serviced plots would be delivered through this mechanism. There are however 184 permissions for single dwellings within the plan area.
- 3.4 In addition, many self-build homes are considered to be 'low impact', making use of renewable, natural and reclaimed materials to deliver low or zero carbon housing. Low impact dwellings are often designed to be self-sufficient for their waste management, energy and water needs. A proposal for a low impact dwelling would be acceptable in principle in the same instances as a conventional dwelling.

4. Reason for Change

- 4.1 Local authorities are required to keep a register of individuals and associations who are seeking to acquire serviced plots of land in the authority's area for self build and custom housebuilding (referred to as the Self-build Register). Local authorities have a duty to have regard to the register that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.
- 4.2 A second duty is placed on local authorities to grant permissions on serviced plots of land to meet the demand for self-build and custom housebuilding in their area as evidenced by the number of people on the Self-build Register.
- 4.3 The West Dorset and Weymouth & Portland Self-build Registers were launched on 1 April 2016. As at 26 July 2018 there are 201 individuals registered in the West Dorset Area and 101 individuals registered in the Weymouth & Portland area. In addition three groups have registered an interest in the West Dorset area although they have not specified the number of plots sought.
- 4.4 In order to help deliver infrastructure to support development, the councils collect money through the Community Infrastructure Levy (CIL). The Government however is keen to encourage the further supply of serviced plots of land by offering an exemption to self build and custom build housing from CIL.

5. Proposed Approach

- 5.1 There are a number of different mechanisms in which the councils could promote the provision of serviced plots of land for self build and custom building in order to meet the need evidenced by the Self-build Register. In summary they are:
- The current approach – continue to rely on self build & custom housebuilding plots coming forward through existing planning policy;
 - Through land allocations – allocate suitable land for registered custom builders through either land acquisition or council land disposal;
 - As part of the housing mix – seek a proportion of residential sites to be set aside for self build and custom housebuilding either through site by site negotiation or as a fixed percentage on all sites over a certain site size; and
 - As exception sites – encourage suitable self build schemes from local individuals in housing need.
- 5.2 These mechanisms are discussed in more detail below.

LAND ALLOCATION

- 5.3 In addition to the current approach the councils could consider identifying either publicly owned or privately submitted sites to meet the need for self-build and custom house building plots. The intention would be to allocate new specific areas to offer to registered self build and custom housebuilders. This approach has the benefit of increasing the supply of sites in identified locations of need, though there is some uncertainty regarding how desirable it is for land owners to offer sites and service the plots.

HOUSING MIX

- 5.4 An alternative approach could be to introduce a new housing mix policy to allow for self build to be considered as part of the housing mix for on site negotiations. A proportion of self-build plots could then be sought on all open market development sites where there is an identified need, as evidenced by the Self- Build register. The number and size of plots to be provided would depend on the level of need.
- 5.5 Alternatively, a percentage policy could be used to require a proportion of allocated or windfall sites over a certain size to make provision for self-build and custom housebuilding, usually in the form of serviced plots.
- 5.6 The policy approach (whether through percentage or housing mix) could be an effective approach for delivering a range of suitable plots of land across the Plan area.

EXCEPTION SITES

- 5.7 Although custom build is generally considered to be a form of market housing, it also has a track record of delivering dwellings at a lower cost. Adapting Policy HOUS2 on affordable housing exception sites to support suitable self build schemes from individuals in housing need could help to provide serviced plots enabling those in housing need to build or commission houses that are specially tailored to meet their specific requirements.
- 5.8 This approach could see small parcels of land outside but adjoining settlements being made available for self build schemes as an exception to planning policy. Self-build and custom build plots would be sold with the benefit of outline planning permission, and with access and services supplied to the plot boundary.
- 5.9 Qualifying applicants would need to be in housing need and unable to access a suitable home currently available on the open market in the local area. The future re-sale value of the affordable home would be fixed in perpetuity below open market value to ensure that it remains affordable for subsequent occupiers.

LOW IMPACT DWELLINGS

- 5.10 Currently low impact dwellings would be considered under the same policy framework as conventional dwellings. However as the majority of low impact dwellings are built by individuals wishing to build their own home, there may be scope to increase the supply of self-build plots through this route by adopting a more permissive approach.

6. Issues & Options Consultation

SUMMARY OF QUESTIONS

- 6.1 For the self build housing chapter, a total of 26 responses were received. The individual comments were broken down as follows:
- Number of comments made: 51
 - Object: 21
 - Support: 13
 - Neutral: 17
- 6.2 In order to draw-out the community's views on this subject, the issues and options document asked the following three questions.

18-i Should serviced self build plots be delivered to meet the demand identified on the local Self-build Register through: Current approach; Land allocation; Housing mix; Exception site; or A mixture of the above

RESPONSES ON QUESTION 18-I

- 6.3 The development industry has expressed concerns with a potential self build housing mix policy. Wyatt Homes suggest imposed self build plots could affect site viability, Blue Cedar seek an exception from such a policy for older persons accommodation with a preference for the exception site route. Persimmon Homes South Coast express health and safety concerns for self builders working on larger building sites. Gladman Development considered a housing mix approach could impact negatively on site delivery, build out rates and overall viability with a preference for site allocations. The Home Builders Federation support a mix of options but have concerns with a housing mix policy.
- 6.4 A site developer has suggested the existing park and ride site on Charmouth Road, Lyme Regis. The town has the potential to accommodate self-build units.

18-ii Should proposals for Low Impact Dwellings that meet a set of criteria, be considered more permissively than conventional market housing to increase the supply of self-build homes?

RESPONSES ON QUESTION 18-II:

- 6.5 Poole Harbour Catchment Partnership argues the acceptability of this would primarily be determined by the set of criteria adopted. As long as the criteria recognises and controls the relevant potential impacts to water quality and the wider environment, Low Impact Dwellings could be considered more permissively.

- 6.6 Beaminster Town Council considers self-build homes may only account for small unit numbers but they can bring a refreshing originality and innovation to sites that conventional builders may not find viable. Dorchester Town Council are supportive as they consider the nature of self-build will likely mean that it is local individuals and then immediate community (including local trades people and crafts) who will gain most, rather than larger land owners and national-scale house builders.
- 6.7 Self build could be considered on the edge of current towns or villages but on land that may be AONB. More should be done to slow the purchase of residential properties being transferred to second homes and holiday lets as this seems to be breaking down community living and support.

18.iii Is there an alternative mechanism that can be used to meet the demand for self build and custom housebuilding

RESPONSES ON QUESTION 18.III:

- 6.8 Beaminster Town Council state Community Land Trusts and group-build schemes are ideally suited for this type of development. Dorchester Town Council suggests we investigate alternative mechanisms, such as those used in other European countries. Mechanisms and methods could then be embedded in neighbourhood plans and other community led documents. Members of the community added that we could have an exceptions policy for self build applications for good design or very low energy/impact. It was also felt that if there are no self build plots available (like 5 year land supply rule) then, subject to other criteria, there should be an assumption to approve applications.

OTHER

- 6.9 Poole Harbour Catchment Partnership advise the delivery of self-build plots should be adequately serviced by either mains sewerage or alternative waste water treatment processes that do not lead to a deterioration in local water quality or other environmental degradation. Dorchester Town Council suggested design guidance for self-build should be embedded in neighbourhood plans and other community-led documents.

7. National Policy & Guidance update

- 7.1 The Self-build and Custom Housebuilding Regulations 2016 came into force on the 31 October 2016 and allows LPAs to apply eligibility criteria for entry onto an authority's register and for registers to be divided into two parts depending on the circumstances of the applicant. A local authority may set a local connection test or financial solvency test for entry on Part 1 of the Register and all other applicants qualify for entry on Part 2. A person entered onto Part 2 of the register does not count towards the assessment of local demand for self-build and custom housebuilding. A local authority may also set a fee for entry onto the register. The fee may be different for Part 1 and Part 2 of the Register. The regulations also allow LPAs to apply for exemption from the duty to provide sufficient serviced plots in circumstances where demand for serviced plots of land is high but the supply of land for housing is constrained.
- 7.2 Planning Practice Guidance on Self-build and custom housebuilding was updated on the 28 July 2017. The revised guidance reflects the provisions of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and supporting regulations.

8. Developing Preferred Options

- 8.1 The Local Plan Review – Issues & Options consultation considered four broad mechanisms for the future delivery of self build sites. These were:
- The current approach – continue to rely on self build & custom housebuilding plots coming forward through existing planning policy;
 - Through land allocations – allocate suitable land for registered custom builders through either land acquisition or council land disposal;
 - As part of the housing mix – seek a proportion of residential sites to be set aside for self build and custom housebuilding either through site by site negotiation or as a fixed percentage on all sites over a certain site size; and
 - As exception sites – encourage suitable self build schemes from local individuals in housing need.
- 8.2 During the Issues & Options public consultation, 51 comments were made by 26 separate organisations and individuals.

CURRENT APPROACH

- 8.3 There were no comments received specifically regarding the continuation of the current approach. This may reflect a view that the continuation of existing planning policy for the delivery of general market housing is taken for granted. Although this approach lacks any 'novelty' value it is still considered the best source of new plots and the least controversial approach as it reflects the current planning framework. Given however the higher Government profile for self build and custom housebuilding and the scattered presentation of existing policies, it is considered appropriate to introduce a specific self build and custom housebuilding policy drawing these policy objectives together. The policy should make specific reference to the delivery of sites within the defined development boundaries (DDBs) and on strategic site allocations.
- 8.4 Outside DDBs, self build and custom housebuilding will generally be restricted inline with market housing with four exceptions. Policies within the Plan Review should allow for self build schemes through affordable housing exception sites, replacement of existing dwellings, through the subdivision of existing homes and as a rural workers dwelling.

THROUGH LAND ALLOCATIONS

- 8.5 There were few comments received during the consultation discussing possible site allocations for self build. One site developer did suggest the existing park and ride site on Charmouth Road, Lyme Regis had the potential to accommodate self-build units. This site has however been rejected in the Lyme Regis site assessment process as it is very prominent in terms of impact on the AONB landscape.

Although mitigation could be put in place to try and reduce the impact of the development on the landscape it is considered that the potential negative impacts outweigh the positives of the development. The site is also segregated from services and amenities and in the town centre and would be isolated from the main urban area.

- 8.6 Although the suggested site has been rejected, the Councils have no objection in principle to an allocated site (or part of an allocated site) being proposed by the landowner or a developer for self build and custom housebuilding. It is proposed that the self build policy makes specific reference to supporting self build and custom housebuilding on allocated sites within the plan review.

AS PART OF THE HOUSING MIX

- 8.7 The proposal for self build as part of a housing mix or percentage policy received the most number of consultation responses largely from the development industry. Housebuilders and developers were concerned that this approach could affect site viability and negatively effect overall housing delivery. Blue Cedar had a particular concern for the viability of older person's accommodation. Persimmon Homes South Coast also expressed health and safety concerns for self builders working on larger building sites.
- 8.8 There are considered some benefits with the proposed approach in respect of opening up allocated sites to smaller developers which are often dominated by larger companies and in-turn diversifying the housing market. The Councils are however mindful of viability and delivery concerns and the overall objective of the Local Plan Review to meet the objectively assessed need for housing. As the Councils would not wish to potentially compromise overall housing delivery, it is not proposed to take this approach any further at the present time. The Councils will however be supportive if site developers consider all or part of an allocated site could accommodate self build development.

AS EXCEPTION SITES

- 8.9 There were no specific comments regarding the proposed exception sites approach. A general comment was received that suggested that an exception policy could be introduced for self build applications for good design or very low impact schemes. The NPPF (2018) paragraph 79 however advises avoiding new isolated homes in the countryside except in certain closely defined circumstances. Proposals must be of exceptional quality for example of innovative design or sensitive to the defining character of the local area.
- 8.10 The Councils consider the current national approach set out in paragraph 79 remains appropriate and that this approach does not undermine the spatial strategy of the Plan Review. Although a rural exception site approach received few

comments the Councils consider this approach may bring forward additional self build plots for those in housing need. This approach also reflects the current planning framework set out in HOUS2 and has been taken forward into the proposed policy.

DESIGN CODES

- 8.11 Dorchester Town Council suggested self build design guidance should be embedded in neighbourhood plans and other community-led documents. The Councils agree that communities can introduce new design policies within their neighbourhood plans or through town and village design guides. Neighbourhood Plans are however optional and therefore in order to provide a consistent framework for larger scale self build projects (defined as 5 or more plots on one site) the Councils are proposing a requirement for such schemes to be developed in accordance with an agreed design code.

NEIGHBOURHOOD PLANS

- 8.12 Several Town and Parish Councils responded to the consultation. Beaminster Town Council indicated that self-build homes may only account for small unit numbers but they can bring a refreshing originality and innovation to sites that conventional builders may not find viable.
- 8.13 Neighbourhood development plans are another planning tool that could be used to make provision for self-build and custom building plots where local plan policies currently do not allow them. It is proposed that where there is a high level of need for self-build or custom-build housing in an area as identified on the Self-Build Register, it may be appropriate for a site to be specifically allocated wholly or largely for these types of housing in a neighbourhood development plan.

9. Preferred Options Consultation

- 9.1 The Self-Build Register evidences that a wide range of self-build and custom-build plots are sought across the plan review area varying in size, location and tenure. The local plan review identifies a range of mechanisms to provide a choice of sites to meet this demand. A specific policy (Policy HOUS8) relating to self build and custom build housing has been included in the Preferred Options, setting out the mechanisms that are considered appropriate.
- 9.2 Self-build and custom-build schemes are acceptable, in principle, on sites within the DDBs shown on the Policies Map (including on windfall sites) and may also be permitted on the strategic housing allocations (identified in Table 3.3 of the Local Plan Review – Preferred Options).

SELF-BUILD AND CUSTOM-BUILD HOUSING OUTSIDE DDBS

- 9.3 Self-build and custom-build housing may be permitted on sites outside DDBs where such developments would meet the criteria of certain relevant policies.
- 9.4 Policy HOUS2 in the Preferred Options would allow a proportion of new homes on an affordable housing exception site to be self-build or custom-build, provided that any such homes met the definition of 'affordable housing'. Policy HOUS2 also seeks to limit the size of such dwellings and to control their future re-sale value in order to ensure that they would remain affordable in perpetuity.
- 9.5 Open market self-build or custom-build homes could be delivered under Policy HOUS6 of the Preferred Options. This policy permits the replacement of an existing dwelling outside DDBs on a one-for-one basis and also permits the subdivision of an existing home outside DDBs, particularly if the home has formerly been two or more dwellings. Policy HOUS7 of the Preferred Options may allow new self-build or custom-build homes to be constructed where there is an essential need for a worker in agriculture, forestry or a rural-based business to live on site.

DESIGN CODES

- 9.6 Self-build or custom-build homes generally will be individually designed. However, where it is proposed to build 5 or more units on the same site, it will be important that each home has some consistency of design both with the other self / custom build units and, on strategic housing sites, with other new homes. Where it is proposed to build 5 or more self-build or custom-build homes on the same site, Policy HOUS 8 expects that any application should be accompanied by an agreed design code.

NEIGHBOURHOOD PLANNING

- 9.7 Where a high level of need for self-build or custom-build housing in an area is identified on the Self-Build Register, Policy HOUS8 indicates that it may be appropriate for a site to be specifically allocated wholly or largely for these types of housing in a neighbourhood development plan. Only self-build or custom-build housing that falls within the definition of affordable housing should be permitted on an affordable housing exception site identified in a neighbourhood development plan.

5-vi The Preferred Options document includes the following question in relation to Policy HOUS8.5-vi Policy HOUS8 sets out the councils' approach to self-build and custom-build housing; on larger housing sites; outside DDBs; and in neighbourhood development plans. Do you agree with the Councils proposed approach to the provision of self-build and custom-build housing?

- 9.8 Although it is not proposed to require a percentage of units on allocated housing sites to be for self build or custom build housing, or for self build or custom build housing to be part of the housing mix on such sites, the Preferred Options gives further consideration to the possibility of allocating specific sites solely for self / custom build. The Preferred Options seeks views on this approach and invites respondents to suggest suitable specific sites.

5-vii Should the Councils allocate additional sites exclusively for self-build and / or custom-build housing? If so, which specific sites should be allocated?