



King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Telephone: 01553 616200

Thursday 10 October 2019.

To: Councillors R Blunt, F Bone and A Bubb

Dear Member

Custom Build and Self Build Policy Development Task Group

You are invited to attend a meeting of the above-mentioned Panel which will be held on **Tuesday, 22nd October, 2019 at 4.00 pm in Meeting Room 2-4 - Second Floor, King's Court, Chapel Street, King's Lynn** to discuss the business shown below.

Yours sincerely

Chief Executive

AGENDA

1. **Apologies for absence**
2. **Notes from the Previous Meeting** (Pages 3 - 6)
3. **Declarations of Interest**

Please indicate if there are any interests which should be declared. A declaration of interest should indicate the nature of the interest (if not already declared on the Register of Interests) and the agenda item to which it relates. If a disclosable pecuniary interest is declared, the Member should withdraw from the room whilst the matter is discussed.

These declarations apply to all members present, whether the Member is part of the meeting, attending to speak as a local Member on an item or simply observing the meeting from the public seating area

4. **Members Present Under Standing Order 34**

Members wishing to speak pursuant to Standing Order 34 should inform

the Chair of their intention to do so and what items they wish to be heard before the meeting commences. Any Member attending the meeting under Standing Order 34 will only be permitted to speak on those items which have been previously notified to the Chair.

5. Question and Answer Session

Members of the Task Group are encouraged to submit questions in advance of the meeting, so that a response can be provided at the meeting.

6. Action Plan Update

7. Policies Update

8. Council Owned Sites

9. Any Other Business

10. Date of the next meeting

20th November 2019 at 4.00pm in Meeting Room 2:4.

BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK

CUSTOM BUILD AND SELF BUILD POLICY DEVELOPMENT TASK GROUP

Minutes from the Meeting of the Custom Build and Self Build Policy Development Task Group held on Wednesday, 31st July, 2019 at 4.00 pm in the Meeting Room 2-4 - Second Floor, King's Court, Chapel Street, King's Lynn

PRESENT: Councillors R Blunt, F Bone and M Howland

Officers:

Katie Evans, Assistant Planner
 Alex Fradley, Principal Planner
 Duncan Hall, Housing Services Manager
 Nikki Patton, Housing Strategy Officer
 Hannah Wood-Handy, Principal Planner

1 APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN

Councillor Blunt was appointed Chair and Councillor Howland was appointed Vice Chair of the Task Group.

2 APOLOGIES FOR ABSENCE

Councillor Bubb.

3 NOTES FROM THE PREVIOUS MEETING

The notes from the previous meeting were agreed as a correct record.

4 DECLARATIONS OF INTEREST

There was none.

5 MEMBERS PRESENT UNDER STANDING ORDER 34

Councillor Rose.

6 GENERAL UPDATE AND BACKGROUND INFORMATION

Officers provided the Task Group with background information on Custom and Self Build. The following was highlighted:

- The Council had been working with leading experts in the field including the National Custom and Self Build Association and Mario Wolf.

- The Custom Build Action Plan had been submitted to Cabinet in February 2018 (copy attached).
- The Custom Build Act and Planning and Housing Act meant that the Council had to address the demand for Custom and Self Build. People could register on the Borough Council's website if they were interested in Custom and Self Build.
- The Task Group had looked at Policy options such as % of larger sites etc.
- The Council had also looked at direct delivery sites and a Council owned site was in the process of being taken forward.
- An event had been held last year which brought together experts in the field with developers and landowners who were interested in Custom and Self Build.
- Affordable Housing could be seen as a barrier to developers. The Council had agreed an approach that recognised how custom and self-build sites were developed whilst still achieving the Council's affordable housing policy requirements.
- There was a large volume of sites with Planning Permission but no development had taken place. Those individuals had been contacted and invited to the event.
- Policies would be developed through the Local Plan review.
- Custom and Self Build sites were exempt from CIL.
- The National Planning Policy Framework addressed the need to increase the housing supply for example the requirement to allocate small sites and outside the development boundary.
- Neighbourhood Plans also needed to consider Custom and Self Build, but as Custom and Self Build was exempt from CIL Parishes often did not want to promote it.
- Specialist mortgages were now available for Custom and Self Build.
- The criteria for Custom and Self Build was that you had to build it yourself, or commission a builder, and then live in the property.
- There were builders, locally, that specialised in Custom and Self Build.
- There was still a lot of work for the Task Group to do including looking at affordable Custom and Self Build and cooperatives for those wishing to develop in groups.

Members of the Task Group were referred to the following as background information. A question and answer session would be scheduled onto the next Agenda should Members have any questions:

- Custom and Self Build information on the Borough Council's website - https://www.west-norfolk.gov.uk/info/20079/planning_policy_and_local_plan/721/custom_and_self_build_action_plan
- National Custom and Self Build Association - <https://nacsba.org.uk/>
- Custom Build Cabinet Report February 2018 and Action Plan (attached).

- Custom and Self Build Register data - https://www.west-norfolk.gov.uk/homepage/279/custom_build_register_data
- Three Dragons demand Assessment Report (attached).

7 **POLICIES UPDATE**

An update on Policies was provided as follows:

- Policy LP26 in the emerging Local Plan could permit development adjacent to existing settlement boundaries and encouraged Custom and Self Build.
- The emerging Local Plan was consulted upon for eight weeks, this finished at the end of April. 43 comments had been received on LP26 with a number relating to Custom and Self Build. The feedback was balanced with some wanting the Council to take it further, others wanting the policy to be more permissive and others wanting the policy removed.
- <https://www.constructionmap.info/map> showed development taking place across England, for those who have signed up to the scheme. It showed that there were not many major developers working in the area.

8 **COUNCIL OWNED SITES**

Work was ongoing to bring forward the site at Bradfield Place, Stoke Ferry. It was likely that the site would be developed in two stages. Half of the site was allocated and the other half was in the proposed plan. Approximately ten units could be accommodated on the first half of the site.

The Council would design the overall site plan and put in the necessary infrastructure. The design would need a transition between bungalows and houses.

9 **ANY OTHER BUSINESS**

Work on the Ingoldisthorpe site was progressing.

10 **DATE OF THE NEXT MEETING**

To be confirmed – October 2019.

Agenda items would include:

- Action plan progress
- General Q&A session

The meeting closed at 5.21 pm