

Borough Council: Custom & Self-Build

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What are we required to do?

- Prepare, Publicise and Maintain a register of people interested in custom and self-build. i.e. where, plot size and what's their budget etc...
- Meet the demand on the register
- Have regard to the register when making planning decisions: preparing a local plan and determining planning applications.
- Have regard to the register when disposing of land, developing land and regeneration
- NPPF identifies those people who wish to build or commission the build of their own home as a group of people whose need should specifically be planned for



C&SB Task Group

Est. June 2016. Purpose:

- Consider policy options
- Look at direct delivery opportunities
- Consider Affordable Housing
- Create opportunities for SME and help people meet their ambitions to invest in a home they really want
- Engage with the industry
- Host Industry event to raise awareness
- 2 Day Member & Officer challenge sessions with Mario Wolf
- Taking all of this and formulating a BC Action Plan



Action Plan

Purpose is to set out the borough council's own responsibilities and wider ambitions in respect to self-build and custom house building

To positively influence or help secure development opportunities where we can support individuals or organisations in our local communities to deliver high quality self-build or custom house building to meet demand in the Borough.

Plan contains 15 commitments/actions for different departments of the BC which cover promotion, facilitation and enabling. And what timescales these are broadly to be achieved within in



Action Plan

No.	Action	Area	Department	Time Scale
1	The Local Plan review will seek to develop a new policy which could boost the potential supply and delivery of custom and self-build opportunities on small sites. This will apply to areas outside of development boundaries but reasonably related to the settlement, be this infill or 'rounding off'.	Facilitation	Planning	Medium
2	The Local Plan review will create a policy environment which supports and encourages custom and self-build opportunities. This will provide opportunities for those wishing to build or commission the build of their own home and will also assist with the supply and the delivery of housing/	Facilitation	Planning supported by Housing	Medium
3	The borough council will support the land owners / developers of allocated sites within the current Local Plan and Local Plan review who wish to bring forward their site(s) for custom and self-build purposes.	Facilitation & Enabling	Planning supported by Housing	Short & Medium
4	The borough council through future Local Plans, beyond the current review, will explore options for securing the development of custom and self-build housing on sites, large, medium and small.	Facilitation & Enabling	Planning supported by Housing	Long
5	The borough council through its duty to assist those communities who wish to prepare a neighbourhood plan for their area will inform and support policies which seek to encourage custom and self-build opportunities, as either residential housing allocations or more general land use policies. Also see Action 10.	Promotion, Facilitation & Enabling	Planning supported by Housing	Short, Medium & Long
6	Explore and implement innovative methods for engaging with customers who are interested in self-build and custom house building in the Borough and raising awareness of the grant of suitable planning permissions or suitable Council land disposals	Promotion	Housing supported by Planning	Short
7	Continue to improve the Council's understanding of those individuals or organisations that are interested in self-build or custom housebuilding	Facilitation	Housing	Short

	opportunities within the Borough (as well as their ability to afford available options) by undertaking detailed research			
8	Assess sites potential for self-build and custom house building through the Council's housing availability assessment (e.g. HELAA).	Enabling	Planning & Housing	Short & Medium
9	Direct delivery on Council owned land. Identify Council owned sites to identify a suitable pilot scheme to Directly deliver custom build units.	Enabling, Facilitation & Promotion	Property Services and Corporate Services. Supported by Housing and Planning	Medium
10	Seek to integrate Custom and Self-Build as part of the West Winch Growth Area, in line with the North Runcton and West Winch Neighbourhood Plan (2017).	Enabling	Planning & Housing	Long
11	The Council will work with interested parties such as land owners, planning agents, Registered Providers and custom builders to evaluate if the approach is a practical alternative solution for the transfer of affordable housing on custom build sites.	Facilitation & Enabling	Housing supported by Planning	short
12	The Council will work with interested parties to produce procedural guidance on how to apply for planning permission for self-build and custom house building developments in the Borough (e.g. standard conditions) and establish 'in house' advisory service. This will also contain guidance for those communities engaged in the neighbourhood plan process.	Promotion & Enabling	Housing supported by Planning	Short
13	Any new significant change to national policy or in evidence on the local demand for self-build and custom house building should be reflected in reviewing the Local Plan, as well as other emerging strategies.	Facilitation	Planning supported by Housing	Short, Medium & Long
14	The Council will actively work with Government and other partners to secure funding to enable self and custom-build housing to be delivered.	Facilitation	Housing	Short, Medium & Long
15	The Council hosting or facilitating a series of events or forums, such as Expos, workshops and webpages, to encourage skills and experience sharing with interested parties	Promotion	Housing supported by Planning	Short



Local Plan review

5 Year Housing Land Supply

Housing Delivery Test (HDT)

General encouragement for C&SB housing

Allocations can be built out as C&SB housing sites

New policy for residential development adjacent to existing settlements: Development boundaries back for SVAH's. Policy allows for sensitive small infilling of gaps, partial gaps and development boundary rounding off. Additional weight to be given C&SB Housing proposals



The Register

- Launched in April 2016
- In partnership with King's Lynn and West Norfolk, Breckland, South Norfolk and The Broads Authority
- Gathers data on demand for serviced plots such as
 - How many
 - Size
 - Location
 - Budget
- Currently **171** households on the King's Lynn Register
- Valuable source of data but also not a true reflection of demand



The Register - What are people looking for?

- Just under half are living in the Borough, $\frac{3}{4}$ have a strong connection to the borough
- A range of demand in terms of plot/property size and budget
- Most people are looking for a plot of less than 1/5 acre
- Vast Majority are looking to build a property of less than 200m²
- Vast majority would be interested in building anywhere in the Borough



Needs Assessment



Commissioned Three Dragons consultancy to produce one of the country's first Demand Assessment Frameworks along with data from NaCSBa

Broadly this shows that the demand is higher than the register

Where the demand is geographically, north, south or King's Lynn

Supports proposed policy approaches and evidence provides confidence for BC and others to develop in this way as there is a clear demand for such housing

Development Management

Individual Custom & Self-Build (C & SB) dwellings - assessed in the normal way – impact on form and character, neighbour amenity, highways, flood risk etc.- other than there is a duty to have regard to the register when making the decision.

Larger proposals for C & SB sites will differ to the norm.:

- Design codes/Plot passports – voluntary or mandatory tool
 - Can achieve consistently better quality development.
 - As light touch as possible unless the development is located in a sensitive area (e.g. conservation area, AONB etc....)



Local delivery of Custom and Self Build development

