

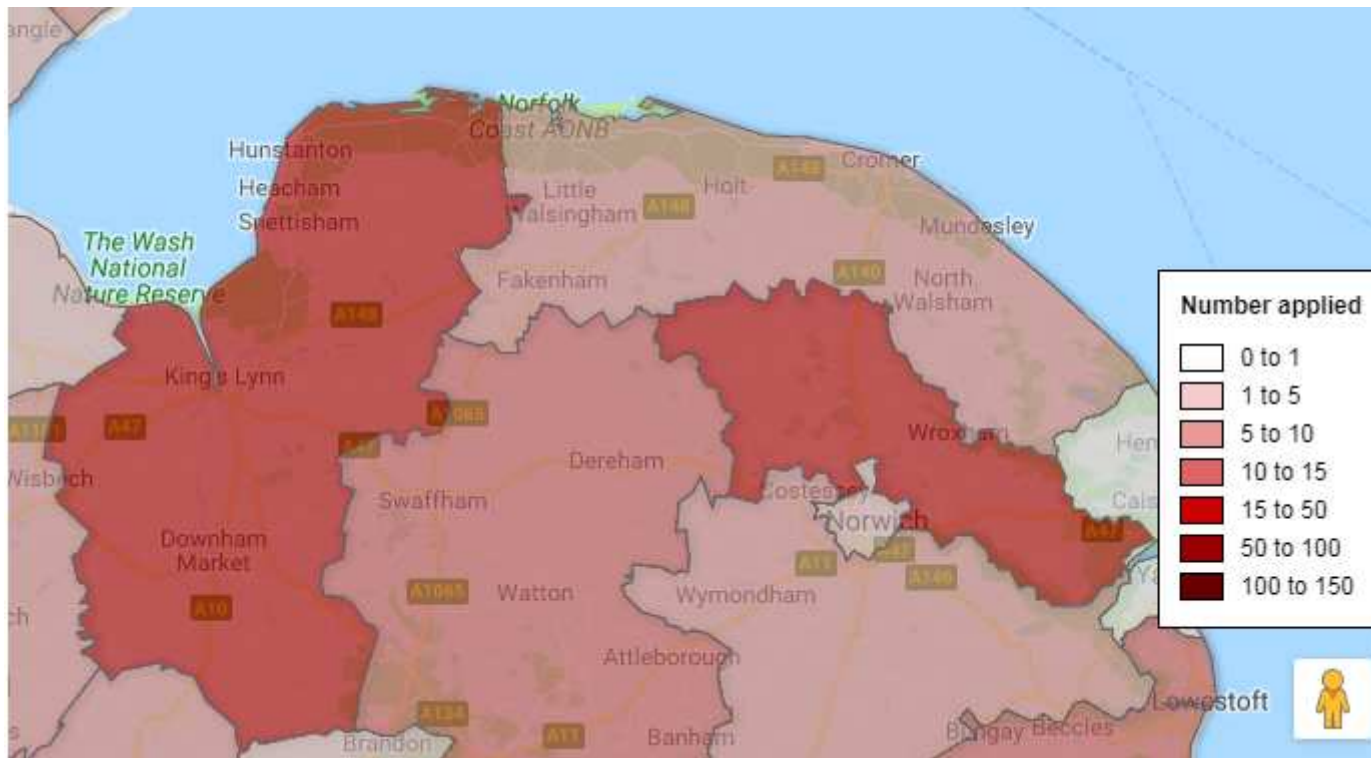
Neighbourhood Plans: Custom & Self-Build

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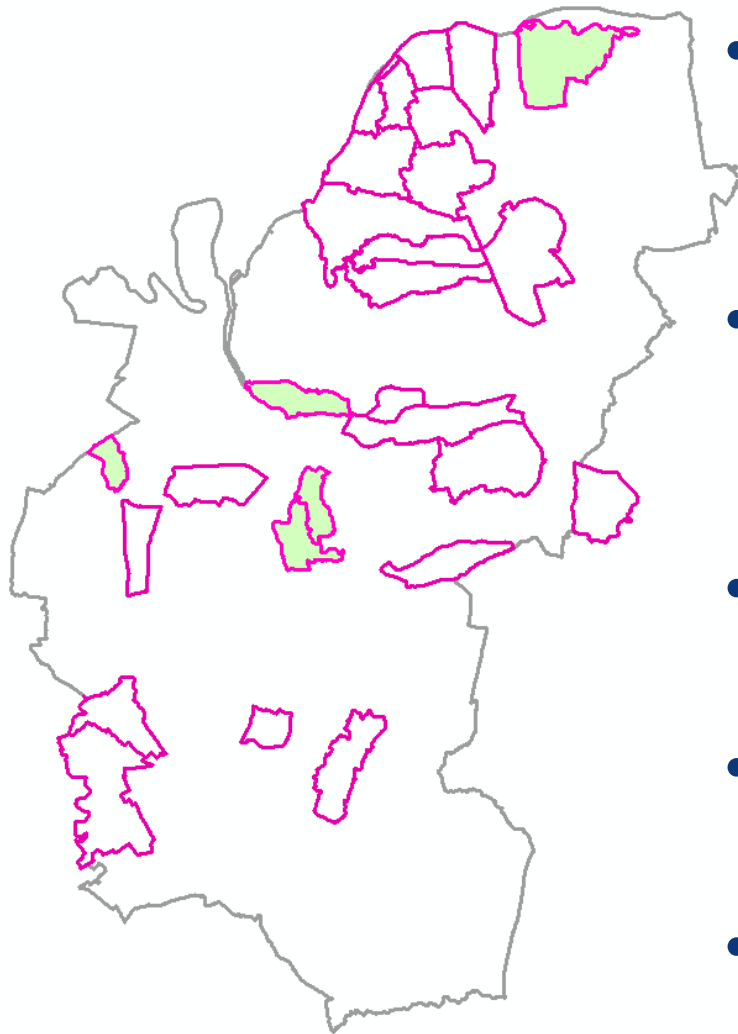
Borough Council of
King's Lynn &
West Norfolk



Neighbourhood Plans



- 736 across the country
- 2,571 started



- 6 Made Neighbourhood Plans
- 18 more on the way + Reviews!
- In total covers 26 Parishes
- Almost 1/3 of the Borough
- A growing area of work



NP's & C&SB Housing

- Bespoke plenty of latitude, if it meets the basic conditions broadly you can do it
- More flexible than a Local Plan
- Enables local communities to decide where and what type of housing should be built

- Provides the opportunity for local people to live in a home they have designed/built and they desire – meets their needs
- Diversity of design, could be 'greener'
- Could support community cohesion
- Support the localised economy

- Evidence = Register, Demand Study and Local info e.g. survey



So What could you do?

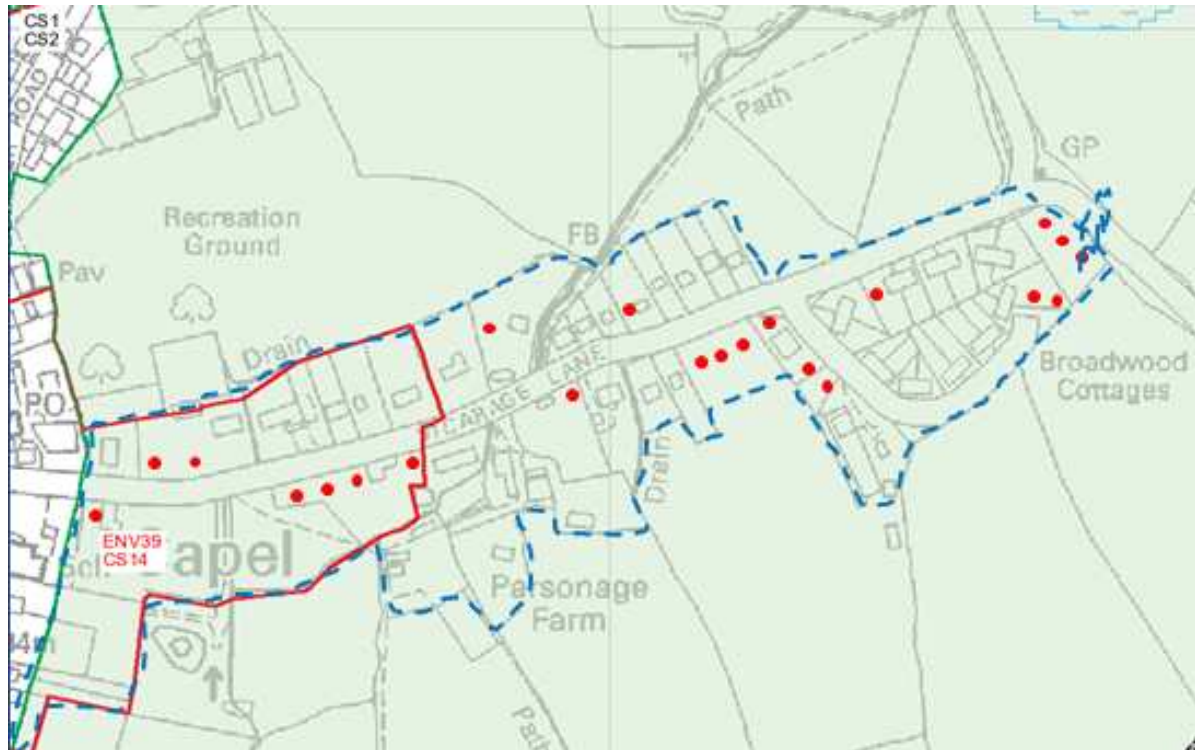
- General encouragement policy for C&SB on windfall sites
- Allocate a site for specific C&SB use, could have a design code or even plot passports
- incorporate LP26 from the draft Local Plan review:

‘New policy for residential development reasonably related 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’

- Bespoke rural exception site policy specifying that the market housing element is to be C&SB
- Redefine the development boundary



Development Boundary Change



North Runcton & West Winch

Encouraging self-build

[7.32] Consultation with local builders and designers identified concern that large-scale development would be unlikely to directly benefit local firms and to a great extent, the local economy. The Parish Councils wish to support local designers, builders, tradesmen and suppliers. Opportunities for small-scale developments or 'self-build', through provision of a proportion of serviced building plots within the 'growth area' would create opportunities for a range of smaller local businesses. In 2013/2014 the Government announced a variety of incentives to support self-build projects.

POLICY GA09: Opportunities for small-scale and self-build development

Applicants coming forward with development proposals as part of the implementation of the West Winch Growth Area are encouraged to offer a proportion of land (either as serviced plots or simply as small land parcels) for sale to small-scale builders or self-build projects.

The scale, design and materials palette for such development should reflect the character of existing and proposed development. Applications for buildings with excellent design and sustainability criteria will be strongly supported. An acceptable period for construction and completion of self-build projects (for example, 2 years from the purchase of the plot) would be expected.



Brereton (Cheshire)

POLICY HOU04 SELF-BUILD SCHEMES

1. Applications for self-build or custom-built schemes within Brereton Parish will be supported where:
 - a) the location and proposed nature of the scheme are both sympathetic to the character of the open countryside and would have minimal visual and environmental impact
 - b) the site immediately adjoins a settlement boundary as shown on key maps C20a and C20b or the site would represent infill development (defined as 'the filling of a small gap with one or two dwellings in an otherwise substantially built-up frontage')
 - c) the development would be on land within the confines of a farm complex which is no longer in use for agricultural purposes and in association with the re-use of existing buildings, on land which:
 - (i) is hard-surfaced, or
 - (ii) is occupied by agricultural buildings which are not capable of re-use without extensive re-building, or
 - (iii) has previously been occupied by agricultural buildings.
2. Dwellings can only be built by those acting on behalf of individuals or a community group of individuals. No single individual or group will be granted planning permission for more than one dwelling in any one scheme.
3. New houses will need to conform to the quality standards set out in this plan and wider planning guidance.
4. Planning applications for the erection of self-build dwellings on exception sites as defined in Policy HOU02 shall be accompanied by evidence of the local housing connection(s) of the applicant(s) with Brereton Parish as defined in this plan. Planning permission for self-build dwellings on exception sites will be granted only where such a connection has been demonstrated. In addition, planning permission will be granted provided that an obligation is concluded under s106 of the Town and Country Planning Act 1990 in which the applicant(s) undertake(s) to commence construction of the dwelling within two years of the grant of a full permission or of the final approval of reserved matters submitted in accordance with an outline permission. The applicant(s) shall also undertake to occupy the dwelling upon completion.



Froome (Mendip)

POLICY H3 - SELF BUILD AND COMMUNITY HOUSING

As an exception to normal policy for the provision of housing set out in Core Policies 1 and 2 of the Mendip District Local Plan, Community Housing¹ may be permitted adjoining the existing development limit of the town as shown on Figure 8 (excluding the area that lies within the parish of Berkley) on sites where development would not otherwise be permitted providing:

a) The development provides an appropriate mix of dwelling types and sizes reflecting identified local need and meets demand based on the current Local Housing Needs Assessment or evidence from local Community Housing Groups and the Town Council.

b) The development will not have a significant adverse impact on the character of the area and local landscape setting.

c) Such proposals should not have an adverse or harmful impact on statutorily protected species or habitats.

d) The land is held in trust as a community asset in perpetuity.

Footnote ¹ Community Housing is defined as residential development by a group who build on land that is held in common ownership or trust for the benefit of the residents.



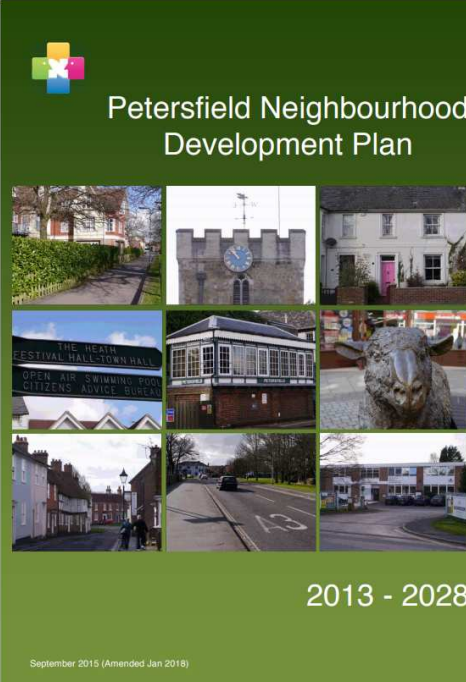
Petersfield (South Downs)

Housing Policy 7 (HP7)
Custom and self-build dwellings

Sites H2 and H11, as shown in Table 1, are allocated wholly as self-build sites.

Subject to the application conforming with the appropriate site design brief in section 12 of this Plan and meeting the requirements set out in other appropriate policies of this Plan as well as those within the East Hampshire District Local Plan: Joint Core Strategy, then:

- a) Planning permission to 'set out' sites H2 and H11 as individual or collections of serviced plots together with the associated supporting infrastructure, will be granted.
- b) Planning permission for either individual self-build or custom-build dwellings on plots within sites H2 and H11 submitted by an individual, by a builder or a developer acting on behalf of an individual, or by a community group of individuals such as a Community Land Trust, will be considered favourably.
- c) Planning permission for a self-build dwelling will only be granted for applicants who:
 - i. Demonstrate that they have a Local Connection (see below) and
 - ii. Undertake in a section 106 agreement that the occupancy of the property will be restricted to people with a local connection in perpetuity and
 - iii. Undertake in a section 106 agreement that they will live in the property as their main residence once it is complete and
 - iv. Undertake in a section 106 agreement that once the development has commenced, they will complete the building of the dwelling within 2 years
- d) Petersfield Town Council will review this policy at 5 year intervals following the adoption of the Petersfield Neighbourhood Development Plan to determine whether it is delivering new dwellings as intended. If the allocated sites have:
 - i. been properly prepared
 - ii. robustly marketed at a fair market rate as individual serviced plots, but are not being developed at the rate required to deliver the 112 dwellings within the lifetime of the plan, then the Council will consider reallocating these sites, or parts of these sites, as conventional residential developments. The review will also consider the success or otherwise of the related local connections policy.



The cover page features a green background with a white logo in the top left corner. The title 'Petersfield Neighbourhood Development Plan' is centered in white text. Below the title is a 3x3 grid of nine small images: a residential street, a stone clock tower, a white house, a sign for 'THE HEATH FESTIVAL HALL', a modern building, a bull's head sculpture, a row of houses, a road with a car, and a modern building. The text '2013 - 2028' is printed in white at the bottom right, and 'September 2015 (Amended Jan 2018)' is at the bottom left.

Petersfield Neighbourhood Development Plan

2013 - 2028

September 2015 (Amended Jan 2018)

Shropshire

Single Plot Exception Site policy

- Edge of settlement
- Values restricted in perpetuity
- Size limited & PD right withdrawn
- Must be well designed and efficient
- Each home has to be buildable

- Applicants must be in need
- Local connection test
- Inc. need to live there = Community sustainability
- Unable to purchase on the open market within 5km



Design Codes & Plot Passports

- Informs form and layout of new development
- Best presented succinctly, including illustrations of indicative designs/materials
- Good design codes allow for design variation, creativity, innovation and originality and importantly what is mandatory and what is optional;
- Should be style neutral so they can deliver contemporary or traditional architecture and should allow for advanced methods of construction
- Plot Passports provide detail for each plot: Covers location, permissible building lines, spacing requirements, proximity to neighbouring buildings/dwellings, height restrictions, car parking. Finishing materials and roof shape usually left to the plot owner





Conclusion

- Potentially good for individuals – get the home they want
- Potentially good for BC & NP's – Generally it is popular, comes forward and is built out relatively quickly.
- It is a section of the housing market which continues to gain momentum, and therefore we can expect see more
- Plenty of C&SB options for NP's to consider
- Like wise so are Neighbourhood Plans and Reviews!

