Site Specific

Part 2 Local Plan (SSP2)

Self-Building and Custom Building Housing Background Paper

August 2019

Kettering
Borough Council

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1. Introduction

1.1 The purpose of this paper is to provide an overview of Self-Build and Custom Housing in Kettering Borough, using various sources of data, including the Self-Build and Custom Housebuilding Register to gauge the level of demand and need for this type of housing in the local area. This document will set out the level of demand which is primarily obtained through the register and how these findings along with other secondary data will inform the relevant policies in the Kettering Borough Local Plan Part 2 (SSP2).

1.2 The data collected from the register will provide a basis on which the content within the SSP2 is based and provides an indication of the preferred locations and size of plots that are required.

2. Self-Build and Custom Build Housing

2.1 National Planning Practice Guidance defines Self-build and Custom housebuilding as being:

'Where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals'

2.2 The National Custom and Self-Build Association (NaCSBA) have clearly set out definitions which set out the difference between both self and custom build housebuilding:

Self-build – When someone gets involved in, or manages, the construction of their new home (with or without the help of subcontractors).

Custom build – When people commission the construction of their home from a developer/enabler, builder/contractor or package company. With 'custom build' the occupants usually don't do any of the physical construction work but still make the key decisions.

3. National Context

3.1 The Self-Build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 requires local authorities to meet the demand for custom and self-build and custom build housing. As part of this, local authorities are required to:

- Prepare, publicise and maintain a register of individuals and associations of individuals 'who are seeking to acquire serviced plots of land';
- Have regards to the register 'when carrying out their planning, housing, land disposal and regeneration functions'; and

- Give suitable development permission for enough serviced plots of land to meet the demand for custom and self-build housing in their area on a rolling, three year basis'

3.2 All relevant authorities are required to maintain a register of individuals and associations who wish to obtain serviced plots of land in the local authority's area to enable them to build properties to occupy.

3.3 In order to be placed on the register individuals or organisations must meet the following criteria:

- Be aged 18 or over;
- Be a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;
- Be seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area for their own Self-Build and Custom-Build housing project; and
- Have paid any fee required by the relevant authority and complied with any financial solvency test, if introduced.

3.4 The Housing and Planning Act 2016, requires Kettering Borough Council to grant planning permission to meet the demand within each base period. The base periods start on 31st October every year and ends on the 30th October in the following year. This is apart from the first base period which began on the day on which the register was published and ended on 30th October 2016. The Council is then required to grant planning permissions which meet the number of entries on the Register received within each base period inside 3 years.

4. Local Context

4.1 The Self-Build Register was published on the Kettering Borough Council website in March 2016, in accordance with the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). This register will inform the Council of the level of demand for serviced building plots in Kettering Borough and help the Council carry out the duties, as mentioned above, including decisions on planning applications and bringing forward new housing and planning policies to support the kind of projects that people on the Register want to build. In order to obtain this information, the following questions are included on the Kettering Borough Council Self-Build Register.

- Personal Details
- Are you registering on behalf of a group or as individual?
- Do you have a local connection to Kettering Borough?
- Are you 18 or over?
- What is your current tenure?
- How many adults are there is your household?
- How many children under 18 are in your household?

- Are you on Keyways?
- Is your household income under £60,000?
- Are you a British Citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland?
- Will the scheme be your sole/main residence?
- Preferred location of proposed scheme/plot
- Type of scheme
- Type of house
- Type of tenure
- How many bedrooms do you require?
- How many parking spaces do you require for your new property?
- What size of plot do you require?
- How long would it take you to progress a scheme?
- Overall budget
- What is the maximum anticipated amount you can afford to acquire your plot of land?
- Can you confirm that you meet the sufficient resources to purchase land for self-build and custom housebuilding?

5. Plan Policies

5.1 Policy 30 of the North Northamptonshire Joint Core Strategy states that: *'Housing development should provide a mix of dwelling sizes and tenures to cater for current and forecast accommodation needs and to assist in the creation of sustainable mixed and inclusive communities'*

5.2 There is more specific reference to self and Custom Build housing in this policy, where it is stated that:

Proposals for individual and community Custom-Build developments that are in line with the spatial strategy will be supported. SUEs and other strategic developments should make available serviced building plots to facilitate the sector of this market'.

5.3 There is also a recognition of the benefits of self and custom build housing as well as identification of the potential for Part 2 Local Plans and Neighbourhood Plans to identify sites to *'enable custom build housing to play a greater role in the delivery of housing in North Northamptonshire'.* Although it is important to emphasise that this should be based on evidence of local demand.

5.4 The Draft version of Site Specific Part 2 Local Plan (SSP2) which was subject to consultation between 22nd June 2018 and 3rd August 2018, stated '*it is the intention of the Council to include a policy in the Pre-submission version of the plan, which would encourage the delivery of serviced plots for self and custom build housing. However further work is required to determine the size of site the requirement would be placed on as well as the percentage of plots, on each site, that would be required for self and custom build housing*'. In addition to this, as part of the Plan it was also stated that the potential of a policy which would allow single plot exception sites in the rural would be explored.

6. Local Demand

6.1 The Council's self-build register is the key source of data for assessing local demand but that where necessary this can be supported by additional data from secondary sources, and that this section of the report begins by analysing the data provided on the register and is then followed by reporting the findings of secondary sources. The analysis of the register can be found below.

6.2 The table (Figure 1) below shows the number of entries onto the register per base period, since the publication of the register in March 2016, until March 2019, which represents exactly 3 years of the register being in place.

Figure 1: No. of entries received on the Self –Build Register and no. of permissions for self-build housing received

Base Period	No. of entries received on the register	No. of permissions specifically for self and custom build housing
March 2016 – 30th October 2016	7	0
31st October 2016 – 30th October 2017	6	0
31st October 2017 – 30th October 2018	13	0
31st October 2018 – March 2019	5	0
Total	**31**	**0**
Average (per base period) *	**9.1**	**0**
Average (per annum)	**10.3**	**0**

*The first and current base periods do not represent full years – Measured Oct to March for the fourth base period (0.42 of the full base period Oct-Oct)

6.3 At present (March 2019), there are 31 individuals on the Self-Build Register, as shown in Figure 1. All of these entries are individuals and there are no groups or associations on the register. One of the questions included on the online form, is for the applicant to confirm whether a new property would be their sole/main residence, all of those of the register have done so.

6.4 The information gathered by the register provides details on the predilection of applicants, including identifying key preferences for the types of self and custom build plots. However, there is not a duty on local authorities to directly provide plots for self and custom build housing themselves or to allocate plots to those on the register. In addition to this, government guidance *'there is no duty to permission land which specifically meets the requirements expressed* *by those on the register'* (NPPG – Paragraph 028 Reference ID: 57-028-201760728 28/07/19). Furthermore, this guidance also advises local authorities to use the *'preferences expressed by those on the register to guide its decisions when looking at how to meet its duty to grant planning permission'*. (NPPG – Paragraph 028 Reference ID: 57-028-201760728 28/07/2019)

6.5 In order to obtain an overview of the demand obtained by the register, the answers to a number of key questions asked as part of the application process have been analysed, this is shown below.

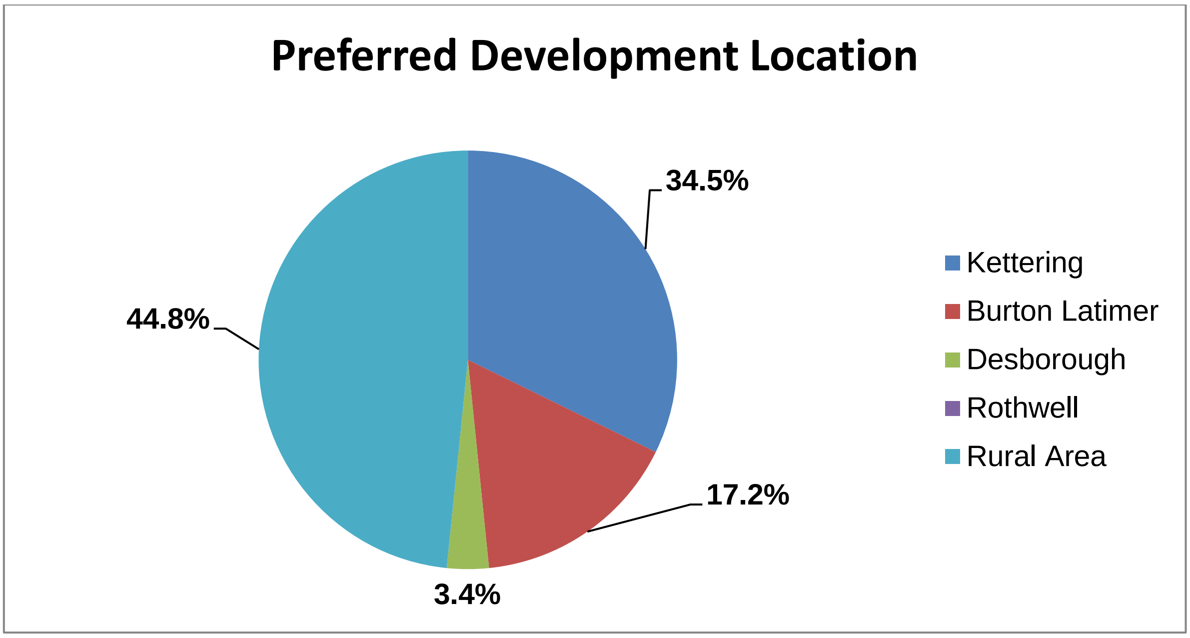
7. Analysis of the Register

Preferred Development Location

7.1 As part of the online form which is used to obtain data from applicants, one key question asked was to indicate a preference for the location of self-build plots within Kettering Borough.

Figure 2: Preferred Development Location

a)



b) Preferred Development Location

Settlement	No.	Percentage
Kettering	10	32.3
Burton Latimer	5	16.1
Desborough	1	3.2
Rothwell	0	0.0
Rural Area	15	48.4

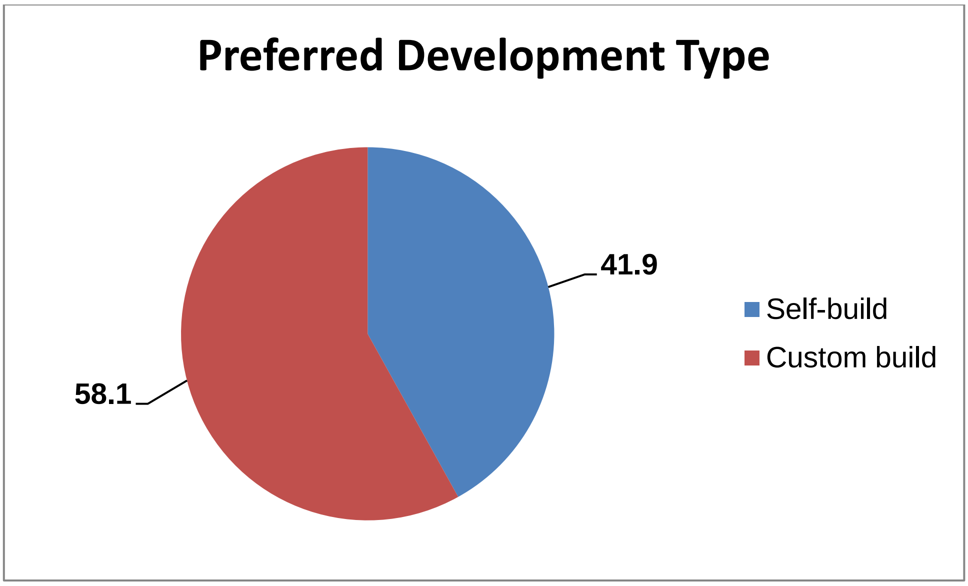
7.2 Figure 2 shows that approximately half on those current on the register have indicated a preference for an urban location for their plots, with Kettering the strongest preference above, Burton Latimer and Desborough. There are no applicants who have expressed an interest for a plot in Rothwell. The remaining 48.4% have indicated a preference for a plot in the rural area and therefore on the whole the urban-rural split is 52%-48%.

<u>Preferred Development Type</u>

7.3 To order to understand the type of project that applicants would be interested in, a question was asked as to whether they would wish to progress a scheme through self-build or custom build. The results of this question can be found in Figure 3 below.

Figure 3: Preferred Development Type

a)



b) Preferred Development type

Development type	No.	Percentage
Self-build	13	41.9
Custom build	18	58.1

7.4 This shows a relatively even split between a preference for self and custom build housing in Kettering Borough, despite a majority preferring the self-build route.

8. Summary of Analysis

8.1 All applications were found to be come from individuals, with no associations currently on the register in Kettering Borough. A significant proportion of applicants to the register were found to currently reside within Kettering Borough, which to some extent suggests that Kettering is a popular district for a self-build or custom build housing project.

8.2 In addition to this, the preferred plot location of each applicant was analysed. The most popular area of the Borough for a plot was the Rural Area, closely followed by Kettering town, which accounted for 48.4% and 32.3% of those on the register, respectively. This suggests that although 52.6% of applicants wish to obtain a plot in an urban location, a significant number prefer a plot in less sustainable locations.

8.3 The most popular project type was found to be custom build, and although not shown in the above analysis, the majority of applicants were interested in building a detached house with at least 3 bedrooms and 2 parking spaces.

8.4 With regards to plot size, there was fairly equal distribution between the given options for this particular question, with applicants indicating a preference for sites between 151m^2 and 400m^2.

8.5 It is evident that there is a significant disparity between applicants on the register with regards to the cost of plots, which range from £30,000 and over £250,000. In comparison the disparity increases when looking at the overall budget, including the build cost, of those on the register, which ranges from £50,000 to £500,000. There is no clear correlation between the amount of finance available and the preferred location for a plot.

9. Three Dragons Demand Assessment Report

9.1 Planning Practice Guidance advises local planning authorities to use data obtained from the register, but this should be *‘supported as necessary by additional data from secondary sources’* (Paragraph: 011 Reference ID: 57-011-20160401 1/4/16).

9.2 To supplement the data obtained by the Self-Build Register, Three Dragons were commissioned in April 2018 to undertake a demand assessment for self and custom build housing by the North Northamptonshire Joint Planning and Delivery Unit for all four North Northamptonshire authorities. The report is available to view at Appendix 1.

9.3 The primary aim of this report was to understand whether the register was a true reflection of the demand for self and custom build housing. A model was created in partnership with the Right to Build Task Force, which measures the potential for households in an area to develop their own home using the national profile of potential custom and self-builders to identify and comparing this with the profile of the local population, including data from the existing Kettering Borough Council Self-Build register. Although, the model recognises that only a proportion of households are likely to take up self and custom build housing and there are othering limiting factors such as local costs and values as well as the availability of finance.

10. Notional Supply

10.1 It is recognised by the Three Dragons report that there are two measures of notional supply of self and custom build housing currently taking place.

10.2 The first measure is the number of single dwelling plots that have been developed, where a reasonable assumption is made as to the involvement of the purchasers have had in designing the new property. Although this is not a wholly accurate measure it does provide an initial indication of supply. As shown in Figure 1 the number of permissions that have been granted specifically for self and custom build housing is 0 and therefore this initial measure of demand does show to some extent that some of those individuals who wish to build their home are delivering these schemes.

10.3 The table below, included in the Demand Assessment Report, shows the number of permissions and completions of single dwelling schemes in Kettering Borough between April 2015 and March 2018.

Figure 4 – Single dwelling permissions and completions

Kettering Borough Council	Single dwelling schemes (total dwellings – permissions and completions)			
	2015/16	2016/17	2017/18	3 year average
Permissions	12	12	16	13
Completions	10	6	10	9

10.4 It is evident that when Figure 1 and Figure 2 are compared, that the demand obtained by the register is sufficiently being met by the granting of permissions of single dwelling schemes on an annual basis (April-March).

Figure 5 - No. of entries received on the Self –Build Register and no. of permissions on single dwelling schemes

	Base Period	No. of entries received on the register	No. of permissions granted on single dwelling schemes
1	March 2016 – 30th October 2016	7	5
2	31st October 2016 – 30th October 2017	6	15
3	31st October 2017 – 30th October 2018	13	17
4	31st October 2018 – March 2019	5	9
*	**Average (per base period)**	**9.1**	**13.5**
	Average (per annum) **	**10.3**	**11.5**
	Total	**31**	**46**

* Base period 4 does not represent a complete base period, a figure of (3.42) base periods have been used accordingly.

10.5 Figure 5 shows that the number of dwellings granted permission on single dwelling schemes exceeds the number of applicants currently on the register (March 2019). When the base period averages are compared, it is evident that the difference between demand and supply is greater than that when the averages per year are compared. Although these fall below the potential demand indicated by the modelling, this is discussed below.

Figure 6 – Completions on single dwelling schemes 2015-2018

Monitoring Year	No. of completions on single dwelling schemes
2015/16	10
2016/17	6
2017/18	10
3 year average	9

10.6 In comparison Figure 6 shows that the over the last 3 years an average of 9 dwellings have been completed on single dwelling schemes. This is lower than both the number of entries that are placed on the register on average over the last 3 years as well as the number of permissions granted on single dwelling schemes over the same period. Although it recognised that the delivery of self-build plots, in this case more on a notional basis, is important, the Self-Build and Custom Housebuilding Act 2015 as amended by the

Housing and Planning Act 2016 only requires local authorities to *'give suitable development permission for enough serviced plots of land'*. However, the approach, as discussed further in this paper, the Council recognises the importance of the delivery of self and custom build housing and will be positive in delivering such housing through to the longer term.

10.7 However, in order to understand the longer term demand for self and custom build housing, further analysis of this data is required to assist the delivery of self and custom build housing through positive action. This will be in the form of the inclusion of relevant policies in the Part 2 Local Plan for Kettering Borough with the aim to provide a diverse and accessible housing market.

11. Demand Estimates

11.1 The model created by Three Dragons looks to identify underlying demand that is not captured by the Council's register. The results of which can be used to inform the creation of planning policies and other strategies to deliver self and custom build housing over the longer term. This is compared to the figures shown above in Figure 2 which only represents an indicative short term measure of demand.

11.2 The headline results of Demand Assessment report are shown in Figure 7 below.

	Demand for CSB - units **per year** (yrs 1-5)	Demand for CSB - units **per year** (yrs 6-15)	Demand for intermediate sale units **per year** (yrs 1 – 5)
Kettering Borough Council	66	72	7

Figure 7 – Modelled demand for self and custom build housing

11.3 This shows that the potential demand as determined by the Three Dragons model is significantly higher than that shown by the current register and the number of single dwellings being consented and built out. The difference is approximately 56 dwellings, during years 1 to 5. These findings assume that potential self-build and custom build households take up to 3 years to proceed and therefore the potential demand increases beyond the initial 5 year period to 72 units per year which would require the supply of 62 units per year in years 6 to 15.

11.4 This shortfall indicates that action is required by the Council to facilitate the growth and acceleration of self and custom building house building in the area.

12. Implications

Figure 8 – Summary of findings on self and custom build housing

Supply			Demand				
Single dwelling schemes (total dwellings – completions)[41]			Demand identified from CSB register[42]			Demand identified from CSB modelling	
2015/16	2016/17	2017/18	2015/16	2016/17	2017/18 (part year[43])	Per year (yrs 1-5)	Per year (yrs 6-10)
10	6	10	7	6	10	66	72

12.1 As shown in Figure 8, the Demand Assessment report indicates that the potential demand for self and custom build housing may exceed that identified by the register.

12.2 The modelling indicates an initial shortfall of 56 plots per annum over the next five years, with a subsequent increase to 62 plots over the following five years.

12.3 It also estimates that *'approximately half of the plots would be expected to come forward as self-build housing, with the other half as custom build developments*.

12.4 This to some extent reflects the register of which 13 applicants indicated a preference for self-build development, whereas 18 applicants indicated a preference for custom build housing.

12.5 It is also important to consider the various household types that will be required to meet the diverse range of needs, based on both the Register and the modelling as undertaken by the Three Dragons, which indicates a guide to the mix of plot types as follows:

Figure 9 – Estimated split of plot types

Plot Type	Plot Size (sqm)	Percentage (%)
Low cost/small plots/ terrace style developments	100-120	15
Suitable for 3 bed semi/detached homes	300	45
Suitable for 4 or 5 bed detached homes	300	40

12.6 These figures will not be used as target for the provision of self and custom build housing; however, it provides an overarching perspective and guide to assist in the provision of future self and custom build housing.

13. Affordable Housing/Rural Exceptions

13.1 The Three Dragons report has indicated that 10% of future self and custom build housing should be affordable housing. This is based on data obtained through the 2015 North Northamptonshire Joint Planning Unit SHMAA Housing Requirement Update. It is recognised that there are various affordable housing tenues, such as intermediate sale and affordable rented schemes, both of which can be used to deliver affordable self and custom build housing.

13.2 Further to this, of the self and custom build affordable housing that is delivered the Three Dragons report sets out that 75% of this should be smaller units with the remaining 25% for larger families.

13.3 However it is considered that these estimates to meet the need of those looking for affordable self and custom build schemes are a guide and should not be used as a definitive target but does give an indication of the likely scale and type of demand for this type of housing in Kettering Borough.

13.4 The SSP2 Draft Plan stated that 'the option to include a policy which would allow single plot exception sites in the rural area' would be considered in the Pre-submission version of the Plan.

13.5 It has been considered that a single plot exception site policy would provide an additional option for those whose needs aren't being meet by the market to build their own affordable home in the rural area. Therefore, a policy is included within the pre-submission plan. In addition to this, this mechanism would offer an alternative offer to the more mainstream tenures. This type of scheme can be delivered through registered providers, self-build groups or community trusts. At present Policy 13 of the JCS, allows the provision of housing which meets locally identified need, located adjacent to settlement boundaries in the rural area. The proposed policy and further detail can be found in Section 15.

14. Potential Supply – Historic and Future Delivery

14.1 In order to include a policy requirement based on robust evidence, both from the Self-build register as well as the Three Dragons, it is important to use historic housing delivery information to justify the requirements of a policy and to ensure the delivery of self and custom build housing to meet the demand determined by both primary and secondary sources.

14.2 The emerging SSP2 forecasts a total of 8499 net dwellings to be delivered between 1st April 2019 and 31st March 2031, equating to an approximate average of 708 dwellings.

14.3 The Kettering Borough Council Site Specific Part 2 Local Plan includes a section on self-build and custom housing. The analysis of those currently on the Self-Build Register and the Three Dragons Demand Assessment Framework, as undertaken in this background paper has allowed an assessment of the demand of self-build and custom build housing in the Borough.

14.4 This assessment has subsequently informed the self-build and custom housing, Policy SB01, that is included the Pre-submission version of Kettering Borough Council Site Specific Part 2 Local Plan.

14.5 Where there is an established demand for self and custom build housing an effective approach to deliver a consistent supply of plots is to require a proportion of larger housing developments. To determine a suitable threshold, sites of above 25 and 50 dwellings were considered.

Figure 10 – Potential completions of self and custom building housing 2011-2018

Year	Total Completions	No. completions on sites of 25 dwellings or more	% completions on sites of 25 dwellings or more	No. of plots if 5% achieved for self-build	No. of completions on sites of 50 dwellings or more	% completions on sites of 50 dwellings or more	No. of plots if 5% achieved for self-build
2017/18	495	333	67	17	333	67	17
2016/17	706	587	83	28	567	80	28
2015/16	547	456	83	23	454	79	23
2014/15	282	247	88	12	226	80	11
2013/14	540	341	63	17	323	60	16
2012/13	351	233	66	12	170	48	9
2011/12	313	174	56	9	156	50	8
Total	3234	2371	-	118	2229	-	112
Average	462	339	72	17	318	66	16
Last 3 years	1748	1376	79	68	1354	77	68

14.6 As shown above, over the last three years (17/18 as most recent) there have been 1376 dwellings completed on sites of 25 dwellings or more, this accounts for 79% of all completions, during this period. However, taking into account more historic delivery data to 2011/12, up to 17/18, 3234 dwellings have been completed, 2371 of which have been on sites of 25 or more, accounting for 72% of all completions.

14.7 When calculated, a 5% requirement on these sites would have provided 68 plots over the last three years at an average of 23 per year and 118 over the extended period between 2011 and 2018 at an average of 17 plots per year.

14.8 In comparison, on sites of over 50 dwellings, there have been 1354 dwellings have been completed, accounting for 77 % of all completions over the last three years. Over a longer period between 2011 and 2018, 66% of completions have been on sites of 50 dwellings or more.

14.9 If a 5% requirement was placed on all these sites, 68 plots, at an average of 23 per year would have been provided over the last three years, the same as if the requirement was for sites over 25 dwellings. However, over an extended period, between 2011 and 2018, 112 plots would have been delivered with this requirement in place, at an average of 16 plots per year.

14.10 When considering both of these options it is evident that the differences between the threshold of 25 dwellings or 50 dwellings or more would be fairly small. Figure 9 shows that, when based on previous delivery between 2011 and 2018, the 5% requirement would have resulted in 118 and 112 plots respectively, although over the last 3 years this figure is the same, 68. This exceeds the level of demand which although represents 3 full years, shows 31 entries between March 2016 and March 2019.

14.11 In relation to projected delivery of housing in Kettering Borough, the latest available site schedule from the 2017/18 monitoring year has been used to calculate the levels of potential future delivery of self-build delivery using both thresholds. This is to show the extent to which this policy has the potential to deliver in comparison to the demand estimates provided in the Three Dragons report.

14.12 The indicative measure of supply as shown in Figure 6 shows that on average 9 single dwellings completed per annum over the last 3 years. However, the figures used as part of the Three Dragons report this has been rounded to 10, therefore leaving a residual figure of 56 dwellings in the short term, years 1 to 5, and increasing to 62 in years 6 to 15.

14.13 When applying the 5% requirement on the next 5 years projected housing delivery, it is anticipated that 185 plots would be delivered between 2019 and 2024, averaging 37 plots, on sites of 25 dwellings or more. In comparison, when the same requirement is placed on sites of 50 or more this would decrease the future supply of plots to 170, averaging 34 plots, over the same period.

14.14 To achieve the estimated levels of provision as set out the Three Dragons report of 56 units in years 1 to 5 (2019-2024), a requirement of 7.59% in the policy on sites of 25 dwellings or more would be required to provide 280 plots

(5x56). In comparison to achieve the same level of supply on sites of 50 dwellings or more over the same period (2019-2014), a requirement of 8.24% would be required in order to achieve the same level of supply.

14.15 The Three Dragons report estimated provision figures as mentioned previously go up to year 15, however the current site schedule does not project beyond 2031, given that this the plan period for the adopted North Northamptonshire Joint Core Strategy and the emerging Part 2 Local Plan for Kettering Borough. Despite this, the omission of 3 years is unlikely to affect the figures used to project the likely supply of self and custom build when using the 2017/18 site schedule for Kettering Borough.

14.16 In comparison to the analysis undertaken for the period, 2019-2024, that undertaken for the period 2024-2031 shows that the requirement for sites of 25 or more dwellings would be 12.5% and for sites of 50 dwellings or more would be 13.36% during the same period.

14.17 However, when calculating provision between 2019 and 2031, the requirement for sites of 25 or more would be 9.97% and for sites of 50 dwellings of more at 10.74%. Over this period, if the threshold was set at 25 or more dwellings, 358 plots would be delivered, in comparison if it was 50 dwellings or more 332 plots would be delivered. These figures are significantly less than the modelled demand for this period, which has been calculated at 714 plots.

14.18 Therefore it is evident that, in order to achieve the estimated levels of demand up to 2031, the percentage requirement on sites of both 25 and more, or 50 or more exceed the proposed percentage of 5%. A summary of this can be found in the tables below, in Figures (11-13)

14.19 It is considered that using a significantly higher percentage of approximately 10% is likely to affect the viability and deliverability of larger sites. This is because there is already a requirement for sites of 11 or more to provide 30% of the dwellings as affordable housing in the Growth Towns and Markets Towns and increasing to 40% the rural areas as set out in Policy 30 of the North Northamptonshire Joint Core Strategy.

14.20 Therefore, the proposed approach when taking into account the evidence provided above, is to require 5% on sites on 50 dwellings or more, this is in favour of sites of 25 or more. On sites of 25 dwellings, 5% which would be 1.25 dwellings required to be self-build, this could impact on viability.

14.21 It is important to recognise some of the sites within the site schedule have planning permission and therefore will not deliver self-build plots, these sites are shown in Figure 14. Therefore, the findings included within Figures 12-14 are theoretical not an actual representation of future delivery. The only sites that could potentially deliver self-build plots within the plan period are sites allocated for housing, shown in Figure 15, totalling between 60 and 62 dwellings as well as those sites again allocated for housing in the Kettering

Town Centre Area Action Plan which do not benefit from planning permission at present.

14.22 There are some sites which are included within Figure 1 which do only have Outline planning permission, including Hanwood Park which is yet to receive reserved matters applications on a number of its parcels. Therefore, through the approval of reserved matters process there is the potential that these sites could deliver self-build plots, which could increase supply of this type of housing, given that including the remaining 4644 units yet to obtain full planning permission on Hanwood Park, total 6208 dwellings currently with outline planning permission. If the 5% requirement in the proposed policy were to be implemented on all these sites this is likely to result in the delivery of approximately 310 self-build plots. This is a significant proportion of the 9,476 dwellings that are projected to be complete between 2019 and 2031, a difference of 3,268.

Figure 11 – Projected housing delivery 2019-2024

Year	Projected Completions	Completions on sites of		Potential demand		Projected Supply		% required to meet potential demand	
		25 or more	50 or more	25 or more	50 or more	25 or more	50 or more	25 or more	50 or more
2019/20	566	375	355			19	18	14.93	15.77
2020/21	849	722	651			36	33	7.76	8.60
2021/22	1027	926	819	56		46	41	6.05	6.84
2022/23	1016	920	827			46	41	6.09	6.77
2023/24	833	747	747			37	37	7.50	7.50
Total	4889	3690	3399	280		185	170	**7.59**	**8.24**
Average	815	738	680	56		37	34		

Figure 12 – Projected housing delivery 2024-2031

Year	Projected Completions	Completions on sites of		Potential demand		Projected Supply		% required to meet potential demand	
		25 or more	50 or more	25 or more	50 or more	25 or more	50 or more	25 or more	50 or more
2024/25	787	643	630			32	32	9.64	9.84
2025/26	851	723	683			36	34	8.58	9.08
2026/27	905	577	508			29	25	10.75	12.20
2027/28	701	533	510	62		27	26	11.63	12.16
2028/29	621	435	358			22	18	14.25	17.32
2029/30	356	280	280			14	14	22.14	22.14
2030/31	356	280	280			14	14	22.14	22.14
Total	4577	3471	3249	434		174	162	**12.50**	**13.36**
Average	915	496	464	62		25	23		

Figure 13 – Projected delivery 2019-2031

Year	Projected Completions	Completions on sites of		Potential demand		Projected Supply		% required to meet potential demand	
		25 or more	50 or more	25 or more	50 or more	25 or more	50 or more	25 or more	50 or more
2019-2031	9466	7161	6648	714		358	332	**9.97**	**10.74**

Figure 14 – Sites with planning permission or with current planning applications

Sites of 50 dwellings or more	Self-build plots secured
Bosworth's	None of these sites will deliver any self-build or custom build plots
Higham Road	
Higham Road (north of Grace Homes)	
Desborough (land to the south of)	
Desborough North	
East of Kettering	
Gipsy Lane (land west)	
Rothwell Road (land off)	
East of Kettering (R19)	
Westhill (land at)	
East of Kettering (R7, R9, R10)	
Convent of Our Lady, Hall Lane	
Westhill (land at)	
Westhill (land at) – Phase 2	
Rothwell Town Football Club, Cecil Street	
Cranford Road (land to the rear of 30-50)	
Polwell Lane (land at) – Phase 1	
Polwell Lane (land west of) – Phase 3	
Polwell Lane (land at) – Phase 4	
Rothwell North	
Total	

Figure 15 – Sites allocated in the Plan

Sites of 50 dwellings or more	Potential self-build plots
Land adjacent A14 opposite crematorium	4
Former Kettering Town Football Club, Rockingham Road	4
Land west of Kettering	18
McAlpine's Yard, Pytchley Lodge Road	9-11
Land off Buxton Drive and Eyam Close	7
Land to the west of Rothwell (Rothwell North)	15
Land to the west of Mawsley	3
Total	**60-62**

14.23 It is considered that the policy approach to self-build and custom housing is supported by evidence of need and will be effective in assisting the delivery of plots to meet this need through both allocated sites and on windfall sites.

14.24 Taking into account the historic delivery over the last 3 years on windfall sites as well as the allocated sites, Policy SB01 would meet the needs of those on the register as well as those identified by the Three Dragons as part of their demand estimates.

15. Proposed Policies

15.1 It is considered that a 50 dwelling site size provides a reasonable threshold for requiring 5% of plots on the site to be provided self-build or custom build housing. In addition to this, a site size threshold of 1.6ha is included within the policy. Sites of this size and above, will be required to provide a proportion of self-build plots. This is based on a density of 30 dwellings per hectare on a 50 dwelling scheme. This figure has been informed by the density of the proposed housing allocations. The information can be found within the Housing Land Supply Background Paper.

15.2 In order to ensure that these plots are not left vacant, it is the intention of the relevant section of the Part 2 Plan to include a requirement to allow the developer of the site on which these plots are located to build out these plots. This will only be once they have been marketed at a prevailing market value for 6 months, this is shown below.

Policy HOU2

Housing developments of 50 or more dwellings or with a site area of 1.6ha or more, should provide 5% of plots to be made available as self-build or custom build serviced plots.
The provision will take account of:

- Evidence of local need
- The nature of the development proposed; and
- The viability of the development

Serviced building plots which have been appropriately marketed at a prevailing market value and which have not been sold after 6 months can be built out by the developer.

To ensure that Policy HOU3 meets local need as set out in Policy 13, applicants need to have a strong local connection and the property will needs to remain affordable in perpetuity. Permitted development rights will be removed to ensure that any future proposals to extend the property are regulated through the planning application process. Beyond this, the future sale of these properties will be restricted by a planning obligation to restrict the resale to only those with a local connection. The future resale value of the property will be capped at a percentage of the open market value.

Applicants for single affordable plot exceptions sites should use the Council's pre-application advice service. Before applying for planning permission applicants must ensure that must meet the requirements as set out in Policy HOU3 below and be the person intending to occupy the dwelling as their principal residence. Speculative development will be resisted. Further details on how this policy will operate, will be provided in a Supplementary Planning Document.

Policy HOU3

Single plot affordable exception sites will be supported for self-build housing in the rural area , where the proposal is in accordance with Policy 13 of the Joint Core Strategy and:

- The applicant is the prospective owner of the proposed affordable dwelling
- The applicant can demonstrate a strong local connection to the village

- The applicant has a need that is not met by the market
- The property is built to the minimum nationally described space standards

A planning obligation will be used to ensure that the property remains affordable for the local community in perpetuity. Permitted development rights will also be removed.

16 Potential further work to assist self-build delivery

16.1 To ensure that the demand for self and custom build housing is met, a number of alternative approaches should be considered in addition to the policies included with the Part 2 Local Plan. This is likely to provide diversity and choice for those wishing to progress a self-build or custom build housing scheme in Kettering Borough and ensure that the right products are delivered, especially on smaller sites, which Policy SB01 is unlikely to assist with.

- Working with and encouraging SME builders to provide small sites either to sell as self-build plots or on to provide custom build homes
- Require larger developers to deliver part of a site through a specialist provider
- Marketing on plots on a council owned site.
- Focus decision-making on ways which might enable larger individual self-build plots
- Further engagement with community led housing organisations such as EMCLH (East Midlands Community-Led Housing) to engage with the local community, affordable housing providers and land owners.

17. Conclusions

17.1 As shown by the evidence presented as part of this document, the level of demand obtained by the register, the primary source of data of which the Council relies on to measure its supply of self and custom build plots against, is unlikely to be representing the true level of demand for this type of housing in Kettering Borough. This is because it is unlikely that all interested parties with regards to this type of housing are on the register at present. It is also recognised that the level of demand shown by the self-build register reflects the approach taken to promoting self and custom build housing locally, rather than a true reflection of demand.

17.2 For this reason, the Three Dragons report has provided an additional, useful source of evidence, although secondary, to inform planning policies in relation to self and custom build housing in the Part 2 Local Plan, supplementing the evidence of demand obtained by the register, as mentioned above.

17.3 The level of modelled demand in the Three Dragons report represents an aspiration for the Council with regards to the delivery of self and custom build housing in Kettering Borough, but it should not be considered as a strict target or represent the primary source in determining the demand, as this is not purpose of the report.

17.4 However, it is considered that the proposed policies for self-build and custom build housing in the Part 2 Local Plan are capable of delivering diverse developments whilst meeting the evidenced level of need above that obtained by the register with the likelihood that delivery via the policies in the Part 2 Plan will exceed the need on the register. It is evident that the likely demand exceeds that on the register and therefore it is considered through the inclusion of policies in the Part 2 Plan, positive action is being taken towards the delivery of self-build and custom build housing in the long term both for both open market and affordable self-build housing.

17.5 Although as mentioned above, alternative approaches to delivering self and custom build housing, in addition to the policies within the Part 2 Local Plan should be explored in order provide choice for those interested in this type of housing in Kettering Borough.

Appendix 1 – Three Dragons Custom and Self-Build Demand Assessment Framework December 2018