Comments

Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)

Comment ID 178
Response Date 12/02/20 11:25
Consultation Point Policy HOU4 Self-Build and Custom Build Housing (View)
Status Processed
Submission Type Email
Version 0.2

Representation

Please use a separate form for each representation.

Which part of the Publication Plan does your representation relate to?
Policy HOU4

Tests of Soundness

Do you consider the Local Plan is sound in terms of being:

- Justified . No
- Effective . No
- Positively prepared . No
- Consistent with National Policy . No

Legal and Procedural requirements

Do you consider the Local Plan has been prepared in line with legal procedural requirements? No

Duty to Cooperate

Do you consider the Local Plan to be compliant with the Duty to Cooperate? No

Reasons
Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.

4.5.1 The above policy requires 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.

4.5.2 Whilst it is noted that these serviced plots can revert to market use after a period of 6 months, it is unclear why this policy is being pursued when the housing register as of July 2019 only contains 41 interested persons. Whilst this may indicate an interest in this type of housing it cannot be reliably translated into actual demand should self-build/custom build housing be made available and clearly indicates the lack of interest in this form of housing.

4.5.3 Whilst it is supported that the Council should be seeking to encourage the delivery of this form of development, there are difficulties associated with self-build housing as part large housing sites in terms of potential health and safety concerns and also the practical difficulties in terms of aligning their development with construction activity of the site. This form of development should therefore be at the discretion of the developer, rather than forming part of the overall housing mix of individual schemes.

Proposed Actions/Changes

Please explain what changes or actions are needed to make the Local Plan legally compliant.

4.5.4 Although the principle of allowing sites to revert to market housing after a period of 6 months is supported, this is likely to result in a consequential delay in development of those plots coming forward due to the limited interest of this form of housing. Accordingly, the policy should be modified, and the following wording is put forward for consideration: “Proposals for self-build and custom build housing will be supported in suitable locations. The Council will actively maintain a register of interest and prospective self and custom build house builders.”

Attendance at the examinations hearings

If you are seeking to change the Plan, would you like to attend the examination hearings?  Yes

Notifications

Do you wish to be notified?  . When the Plan is submitted for independent examination?
. When the Inspector’s Report is published?
. When the document is adopted?