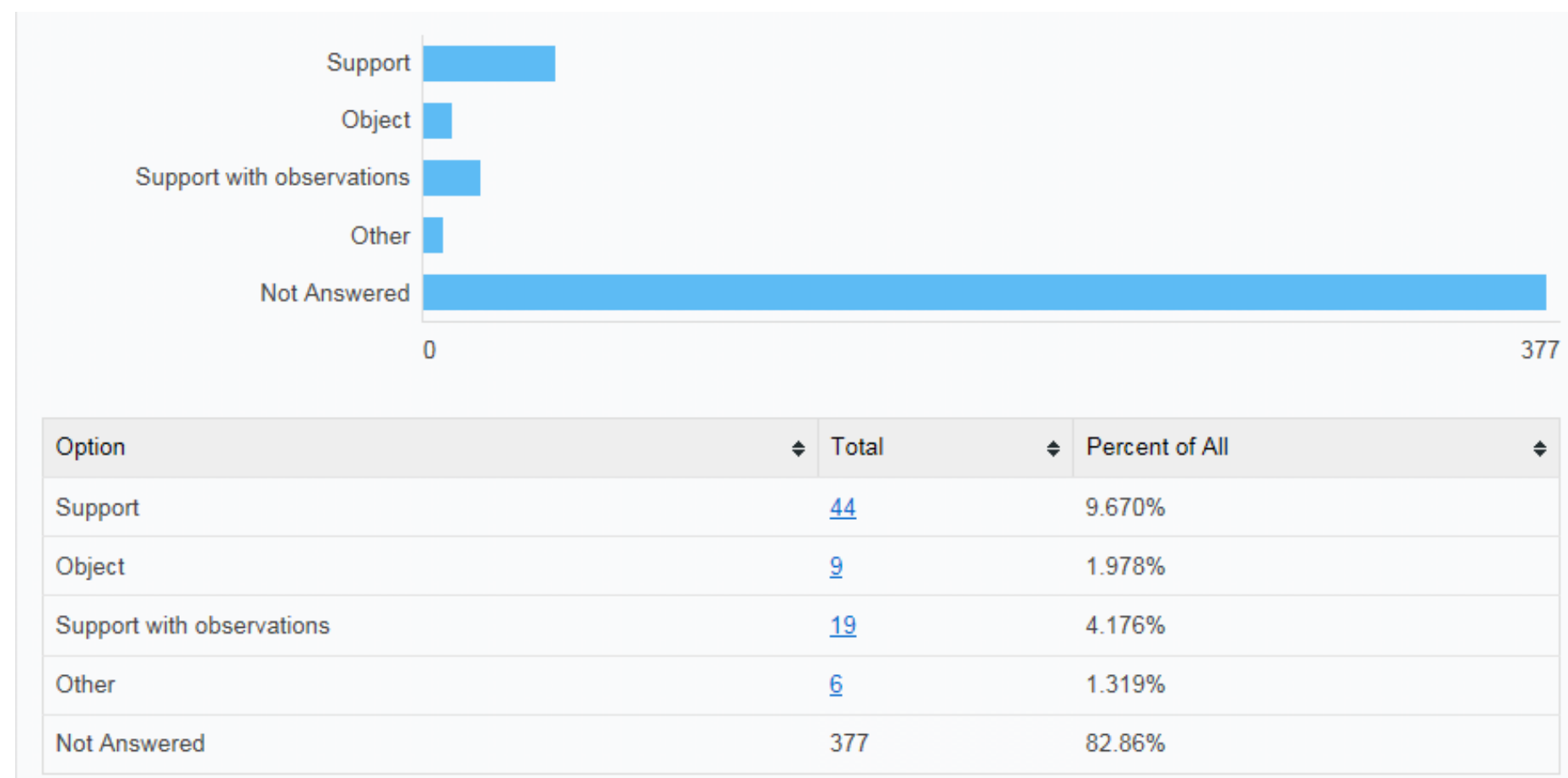


Summary



Answer	Response ID	Do you support this policy? - Opinion on C8	Do you support this policy? - Comments	What changes would you like to see made to this policy? - Comments	Officer Response	Officer Recommendations
Alan Luntley	ANON-BHRP-4HEQ-X	Support	Excellent strategy, especially on developments with a minimum of affordable and small houses.		Noted.	
Angus Smith	ANON-BHRP-4HZK-D	Support with observations	Being cynical the developer could market the spare plots at excessive cost for the 6 months so that they are then enabled to develop later?? Not a good position if you really are wishing to promote Custom self build opportunities - or is this not what is meant by item B	Clarify the controls that you would put in place to ensure that 5% is laid over to self builders and Why you are doing this?!!!	Whole Plan viability Appraisal will test out the value of plots on the Sustainable Neighbourhoods and other large scale allocations.	Policy wording to be amended following HNS.
Angus Walker	ANON-BHRP-4HB4-X	Support		Policy should be linked to training and economic policies	It is considered that the Communities Chapter which contains the housing policies is the appropriate place for the Self Build	

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					and Custom Build Housing Policy.	
Christine Larson	ANON-BHRP-4HUU-J	Support with observations	Self build custom houses should meet the cultural and heritage design of its surroundings in rural areas. The recent trend of building '5-6 bedroomed super homes' that are totally out of keeping with a village, changes the dynamics of a village. Too often the occupiers of these homes seldom participate in village life and another potential volunteer to keep village services going is lost.	Take out the words 'particularly supported' for rural areas. Sadly too often such houses are developed at the expense of neighbours (dwarfing them since most original rural homes are modest); land is acquired by demolishing a property and insufficient cognisance taken of the impact on neighbours or the heritage design, especially the height of the property.	Noted. Policies (e.g D1) within the Plan seek to ensure that amenity is protected from neighbouring development. However, agree to delete 'particularly'.	
Christopher Fisher	ANON-BHRP-4HM2-7	Support with observations	I wonder whether confining this policy to developments of over 100 houses limits the potential form self building. I wonder whether developments of over 25 in the secondary centres should also designate self build plots. I would have thought most self builders would want plots on smaller developments.		A threshold of 100 is considered appropriate as it allows developers to market serviced plots with a separate access from the main development. Any less and viability and marketability of the site could be compromised. The policy allows for rural self-build proposals too.	May need to update this as a result of HNS.
Clair Ingham	ANON-BHRP-4HMZ-F	Support	Seems reasonable	None	Noted	
Colin Love	ANON-BHRP-4HBR-V	Support with observations	Condition B - is that meant to read BOUGHT out by the developer? Now, who determines the selling price of the plot? Imagine a developer intentionally overpricing a plot so that it does not sell to a small builder within the six month period. The developer then 'buys' back that plot as if it had never been for sale. Given the time scale of building a development site, the six month period of waiting for no sale would not provide any major problem for the developer. They would just scale it in to the site development schedule. Hey Bingo! Then imagine the situation - who would want to build - or buy - five (5%) individually designed houses in the middle of a 95 unit Barratt's Lego barracks? So, for the apparently attractive policy there is a requirement for a lot more control on the detail.	See above	No, it states "built out". The HNS will suggest changes to this policy and may result in change to site size threshold as % requirement.	This will be looked at after the HNS

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			There is also a requirement for the figure of 5% to be raised to at least 10% so that the architectural estate outcome is clearly an experience of mixed design and experience - otherwise it is nothing more than totally inappropriate tokenism.			
Colin Wilkinson - Planit-X Town & Country Planning Services Ltd (on behalf of Asfordby Parish Council)	ANON- BHRP- 4HGY-8	Support with observations		<p>Asfordby Parish Council has made good progress with the preparation of the Asfordby Parish Neighbourhood Plan. It has successfully applied to Melton Borough Council to be designated a Neighbourhood Area, and a Parish Profile and other evidence has been prepared. Local residents and school children have already had a chance to influence the Plan. Consultation on a Pre-Submission version of the Neighbourhood Plan has recently ended and the plan is due to be submitted very soon.</p> <p>National Planning Practice Guidance gives advice on the relationship between the Local Plan and Neighbourhood Plans (Paragraph: 013 Reference ID: 12-013-20140306). The Guidance states that 'where a neighbourhood plan has been made, the local planning authority should take it into account when preparing the Local Plan strategy and policies, and avoid duplicating the policies that are in the neighbourhood plan.' It is very likely that the Asfordby Neighbourhood Plan will be 'made' in advance of the adoption of the Melton Local Plan. Accordingly, the Parish Council expects the new Melton Local Plan to do more to recognise the status of the Asfordby Parish Neighbourhood Plan and ensure that Local Plan Policies are consistent with it and do not duplicate its policies or proposals.</p>	Noted.	References to be made to Neighbourhood Planning within policies elsewhere.

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				In particular, we expect the policy on self-build and custom build housing to respect the Village envelopes defined by the Asfordby Neighbourhood Plan.		
Deborah Caroline Adams	ANON-BHRP-4H38-K	Support	Good idea.	None	Noted.	
Gordon Raper	ANON-BHRP-4H3N-9	Support with observations	All small sites should be included in the predicted number of dwellings for each area. If I have this correct, plots of under 10 would not count against the target for the numbers of properties.	See above	All development which gets planning permission (since 2001) contributes to the housing requirement whether under 10 or over 10. However, under 10s are considered as windfall and are less predictable therefore less able to rely on them.	
Graham Storrie	ANON-BHRP-4HM4-9	Support		I think this is sensible, the more individualism the better.	Noted.	
Guy Longley – Pegasus (on behalf of Davidsons Developments and Melton Town Estate)	BHLF-BHRP-4HAG-G	Object	<p>Policy C8 of the Emerging Options Paper sets out the Council's proposed approach to support self build and custom build housing, indicating that for developments of more than 100 dwellings, developers will be required to supply at least 5% of serviced dwelling plots for sale to self-builders or custom builders.</p> <p>The Options Paper refers to an assessment of demand for self-build and custom build undertaken by the Council in 2015, indicating a total of 63 people registered on BuildStore searching for plots in the Borough. The statutory duty for the Council to keep a register of individuals and associations seeking to acquire serviced plots of land under the Self Build and Custom Housebuilding Act 2015 comes into force on the 1st April 2016.</p> <p>It is considered that the policy as drafted places an unnecessarily onerous requirement on larger developments that is not justified or supported by the evidence of demand for self-build or custom build plots in the Borough. Combined with requirements for the provision of 37% affordable housing provision, this could have potential implications for the viability of larger development sites.</p> <p>The requirement for 5% of the proposed Sustainable Neighbourhoods to the north and south of Melton to be for self build/custom</p>		Agree. HNS study commissioned will look at this. The recommendations of this report will feed into the revised policy on this matter.	Policy to be updated & revised in accordance with recommendations of HNS which will be repeated in a future LPWG.

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			<p>build would generate some 175 plots alone, not counting for other developments over 100 dwellings. This is well in excess of the evidence of demand currently available.</p> <p>The government's objectives in promoting self build/custom build is to help boost the supply of housing by helping to ensure land is available for self build/custom build alongside other housebuilding including volume housebuilding. The proposed policy would merely substitute one method of production on large sites to another type of builder and would not therefore help to boost supply. The Council should be looking to identify potential sites suitable for self build/custom build in the Strategic Housing Land Availability Assessment (SHLAA) rather than applying an arbitrary requirement on larger sites.</p> <p>The inclusion of policies on self build and custom build in emerging local plans have been considered by Inspectors in recent Local Plan Examinations. For the East Devon Local Plan, the Inspector in his report on the 18th January 2016 considered a policy requiring developers to make plots available for sale to small builders or for self build. He commented that he could not see how the planning system can make developers sell to potential rivals and recommended a modification to the policy to seek to encourage rather than require provision.</p> <p>The Council needs to review the policy taking account of up to date evidence of demand following the compilation of the register and identify and allocate specific opportunities for self build provision on suitable SHLAA sites. For larger sites, whilst an element of self build/custom build should be encouraged, this needs to take account of viability and site specific considerations.</p>			
John Rust	ANON-BHRP-4HUV-K	Support with observations	Single self build and custom build housing in villages should only be permitted when it can be demonstrated that the design will fit with the surroundings into which it is planned to be built.	Self build custom houses should meet the cultural and heritage design of its surroundings in rural areas. The recent trend of building '5-6 bedroomed super homes' that are totally out of keeping with a	Agree. HNS study commissioned will look at this. The recommendations of this report will feed into the revised policy on this matter.	

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				<p>village, changes the dynamics of a village. Too often the occupiers of these homes seldom participate in village life and another potential volunteer to keep village services going is lost.</p> <p>The Policy should remove the words 'particularly supported' for rural areas.</p> <p>Sadly too often such houses are developed at the expense of neighbours (dwarfing them since most original rural homes are modest); land is acquired by demolishing a property and insufficient cognisance taken of the impact on neighbours or the heritage design, especially the height of the property.</p>		
Kerstin Hartmann	ANON-BHRP-4HGW-6	Support with observations	Why does self build have to be part of bigger development? support self-build outright, much better quality housing, much better designs and quality of neighbourhoods are usually the result	Support people getting together as a group of self builders to cut out poor quality housing built for big profits made by people who are not going to live there. Encourage people taking ownership of their home and surrounding area right from the start	Agree. The policy does support individual & community self build schemes in rural locations. Consideration should be given to this in the town too. It should be noted however that this support is implied in policy SS3 & SS2	Amend policy to provide greater support ___ self build development.
Laurence Holmes – Leicestershire County Council and Richborough Estates	BHLF-BHRP-4H8K-B	Other	Subsection (B) of Policy C8 should be retained as worded. For reference, this requires that where plots have been made available and marketed appropriately for at least 6 months and have not sold, those plots may either remain on the open market or be built out by the developer. This would ensure a flexible approach and avoid a constraint to housing delivery.		Noted but may change as a result of HNS.	
Lesley Judith Twigg	ANON-BHRP-4HEH-N	Object	Don't mind what the dwellings are but need the same planning control as everyone else You could maybe allocate one plot on an already approved development site for this?	see above		
Margaret Jean Bowen	ANON-BHRP-4HHV-6	Support with observations	Providing the visual impact is positive and the building materials appropriate.		Noted. Policy D1 would apply to all developments including self build.	
Mark Colin Marlow	ANON-BHRP-4HEJ-Q	Support with observations	I approve of self-building	I would like to see much more emphasis on self building especially in rural areas. Houses built by the people who need them rather than by greedy developers.	Noted.	

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				(Better houses as well)		
Mary Anne Donovan	ANON-BHRP-4HUR-F	Support with observations		Self build should be consistent with the design standards and should reflect the vernacular of the settlement.	Noted. Policy D1 would apply to all developments including self build.	To reflect this in the Policy. Check.
Melanie Steadman	ANON-BHRP-4HFE-K	Support with observations	I agree with this as long as the SuDS for the whole site is considered, including the self-build houses.		SuDs and flood risk would apply to whole site	
Mick Jones	ANON-BHRP-4H6N-C	Support with observations	The borough council needs to identify the sites early on in the local plan process so that all know where the designated sites will be.	None	Self build by it's nature is unpredictable where % requirement will be applied to small self build plots will be windfall therefore unpredictable	This is usually the trend – however how to achieve this will need to be checked.
Moira Hart	ANON-BHRP-4HU7-M	Support with observations	Single self build and custom build housing in villages should only be permitted when it can be demonstrated that the design will fit with the character of the village.		Self build by it's nature is unpredictable where % requirement will be applied to small self build plots will be windfall therefore unpredictable	
Moira Hart – Clawson in Action	ANON-BHRP-4HBM-Q	Support with observations	Single self build and custom build housing in villages should only be permitted when it can be demonstrated that the design will fit with the surroundings into which it is planned to be built. The trend for 2 and a half story building in the rural villages should not be accepted as these tend to dominate established village properties and alter the village character.		Self build by it's nature is unpredictable where % requirement will be applied to small self build plots will be windfall therefore unpredictable	
Mr John Brown	ANON-BHRP-4H4Z-P	Object	Custom dwellings must blend in with the existing community.	See above.	Noted. Self build by it's nature is unpredictable where % requirement will be applied to small self build plots will be windfall therefore unpredictable.	
Nick Farrow	ANON-BHRP-4HUD-1	Object	This can encourage poor quality self builds that do not blend into the local property plans.	Restrict to quality kits.	Evidence actually shows that self build plots are better quality design and build as they are built by the people who will live in them	
Paul Girdham	ANON-BHRP-4H1T-D	Object	There is no point in this		Noted.	
Phil Bamford – Gladman Developments	BHLF-BHRP-4H8J-A	Object	The concept of Self Build and Custom Build Housing is supported however, Gladman object to Policy C8 as it is written as the inclusion of 5% serviced plots on sites of 100 units or more does not add to the supply of houses overall (it merely changes the housing mix from one product to another) and it is difficult to assess how it will be implemented given issues around		The Council has gathered additional evidence to support the demand for self-build and custom build housing in the Melton Housing Needs Survey which will be published to support the Pre-submission Plan. Whole Plan Viability will be carried out before the Pre-Submission plan	Policy to be amended factoring consideration of HNS report..

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			working hours, site access, health and safety etc. that are associated with large scale development sites. The suggested contingency contained in bullet B which states that after 6 months appropriate marketing the plots can remain on the open market or be sold can only work if the self-build plots are brought forward at the back end of the build schedule for the site otherwise the design and delivery of the remainder of the site will be problematical. The percentage of provision on sites should also be determined on detailed evidence of need which the Council has not yet produced and the provision of these plots should also be subject to viability.		is published to test the viability of the policy.	
Richard Cooper – HSSP Architects	ANON-BHRP-4HVM-B	Support with observations	offer of plots for 6 months appears low when dealing with timescales required for self build projects & funding routes etc.	Will there be a better definition of self build - i.e. minimum stay in property after completion to avoid misuse of this policy by private developers purely for profit?	Consider HNS before changing policy.	
Ros Freeman	ANON-BHRP-4HF2-Z	Object	DO not agree that this should be PARTICULARLY supported in rural areas, what is the purpose of this and once again no protection for village character.	No extra support for developing in rural areas It should be harder to develop in rural villages	Agree	Remove 'particularly'
Shelagh Woollard	ANON-BHRP-4HB5-Y	Other	Self building can be a real trial for neighbours!!!	Strict regulation over any self build construction.	Noted.	
Stephen Denman	ANON-BHRP-4HEU-2	Support with observations	Self build dwellings once commenced should be completed in an appropriate time scale.		The council has no power to control how long a scheme takes to build once it has commenced.	
Susan Green – Home Builders Federation	BHLF-BHRP-4H8N-E	Object	Policy C8 – Self-Build / Custom Build proposes that sites of 100 or more dwellings will supply at least 5% serviced plots for sale to self-builders. The HBF supports self-build / custom build in principle for its potential additional contribution to the overall housing supply where this is based on a positive policy approach by the Council to increase the total amount of new housing development and meet an identified and quantified self-build / custom build housing need. However the HBF is not supportive of a restrictive policy requirement approach for the inclusion of such housing on sites of a specific size in this case 100 or more dwellings as proposed by the Council. This approach provides no additionally to land supply but merely changes production		The Council has gathered additional evidence to support the demand for self-build and custom build housing in the Melton Housing Needs Survey which will be published to support the Pre-submission Plan. Whole Plan Viability will be carried out before the Pre-Submission plan is published to test the viability of the policy. The policy will be revised following receipt of these evidence reports. Renewing the policy shared take account of Inspectors Convention for East Devon Local Plan too.	Renew policy

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			from one to another type of builder. There are also implementation practicalities associated with such a restrictive policy which have to be overcome including health & safety implications, working hours, length of build programmes, etc. Moreover the suggested cascade mechanism contained within the proposed policy will only work in practice if the self-build plots are at the back end of the build programme if not the efficient delivery of the site will be disrupted. The Council should refer to the East Devon Local Plan Inspector's Final Report which expresses reservations about the implementation difficulties associated with this sort of policy. If however the Council continues to pursue this policy it is suggested that the policy is worded to be subject to viability considerations, specific site circumstances and based on evidence of an identified demand for such housing.			
Susan Herlihy	ANON-BHRP-4HE3-Z	Support with observations	B lets the developer off the hook! Keep it going and then do what you like.		Noted.	
Susan Love	ANON-BHRP-4HZP-J	Object	Rigorous standards should apply to building in rural locations. Unscrupulous developers will over-price land to get out of the 5% commitment.	Criteria to protect existing residents from insensitive and unsuitable building which does not respect outlook and privacy should be included in the policy.	Policy D1 will apply to all development including self build.	
Vic Allsop – Hoby with Rotherby Parish Council	BHLF-BHRP-4HDH-M	Other	Policy should be linked to training and economic policies		Noted.	