

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 15 May 2023

<b>Portfolio:</b>	Planning and Development
<b>Subject:</b>	<b>Self-Build and Custom Build Supplementary Planning Document for Consultation</b>
<b>Report of:</b>	Director of Planning and Regeneration
<b>Corporate Priorities:</b>	Providing Housing Choices Dynamic, Prudent and Progressive Council

#### **Purpose:**

To seek approval to consult on the draft Self and Custom Build Housing Supplementary Planning Document (SPD) – setting out the Council’s approach to planning for and supporting the delivery of self and custom build homes in the Borough.

#### **Executive summary:**

Self and custom build housing encompasses a wide spectrum of projects from an individual physically designing and building their own home to developer/enablers custom-building homes to individuals’ specifications.

The Council has a duty to grant suitable development permission for enough serviced plots of land to match demand on their self-build and custom build register. The adopted Fareham Local Plan 2037 provides policy to support the delivery of self and custom build homes.

The draft Self and Custom Build Housing SPD has been produced to provide guidance and advice to the local planning authority, developers, landowners, aspiring self and custom builders and the community, to enable the delivery of self-build and custom homes through successful planning applications.

This report provides a draft of the Self and Custom Build Housing SPD and seeks approval to progress the draft document to statutory public consultation. It is the intention consult over a six-week period from Friday 27th May 2023 following which the approval to adopt the SPD will be sought.

**Recommendation/Recommended Option:**

It is recommended that the Executive:

- (a) approves the Draft Self and Custom Build Housing Supplementary Planning Document, as set out at Appendix A to the report, for public consultation; and
- (b) delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to make any minor amendments to the document following consideration by the Executive, prior to the consultation.

**Reason:**

To consult on a Self and Custom Build Housing SPD which sets out the approach to self and custom housebuilding in the Borough.

**Cost of proposals:**

The costs of the consultation will be met within existing budgets.

**Appendices:**                    **A: Draft Self and Custom Build Housing Supplementary Planning Document**  
**B: SEA Screening Assessment**

**Background papers:**   **None**

**Reference papers:**       **Fareham Borough Council Local Plan 2037**

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## BOROUGH COUNCIL

### Executive Briefing Paper

<b>Date:</b>	15th May 2023
<b>Subject:</b>	Self-Build and Custom Build Supplementary Planning Document for Consultation
<b>Briefing by:</b>	Director of Planning and Regeneration
<b>Portfolio:</b>	Planning and Development

#### INTRODUCTION

1. Supplementary planning documents (SPDs) build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making and play a key role in describing and explaining how adopted planning policies should be interpreted and delivered through development management process.
2. Following the introduction of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016), councils have a duty to deliver self and custom build plots. The Council has a strong ambition to promote and deliver self and custom build housing within the borough, recognising that self-build and custom-built homes could be a route for some to get on to the property ladder and for others to build their 'dream home'.
3. Regulations require that Councils maintain a register of people who are interested in undertaking self and custom build. Since its inception in 2016, on average 43 people join Fareham's Self and Custom Build Register annually. The Council have 3 years to permit an equivalent number of self/custom build homes to meet the annual identified need. Currently the average rate of relevant permissions is 16 per year but the inclusion of a policy in the newly adopted Local Plan, policy HP9, is likely to increase the number of plots being permitted on larger development schemes.
4. The Council adopted the Self and Custom Build Action Plan in 2018 which set out the Council's responsibilities and ambitions in respect of self and custom build house building in the borough. Among the actions identified, to support this type of housing provision is the ambition to 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. The Action Plan also confirmed the intent to include a specific self and custom build policy in the emerging local plan.
5. Policy HP9 in the Fareham Local Plan 2037 provides policy to support the delivery of

self and custom build homes, supporting the principle of self and custom build homes within the urban area and requiring housing sites of 40 dwellings or more to provide 10% of the overall dwellings to be provided as self or custom build plots.

## **KEY CONTENT OF THE SPD**

6. The SPD provides information on types of self and custom build housing and the planning policy context. It guides individuals on the Local Plan policy requirements and application process.
7. One of the main purposes of the SPD is to enable developers and planning applicants to understand how Policy HP9 will apply to relevant planning applications in Fareham and to provide guidance and advice on the delivery of self-build and custom build homes through successful planning applications. Policy HP9 supports self and custom build development within the urban area in principle, supporting self-build opportunities for individuals and developers. The SPD highlights that self and custom build applicants must consider the Fareham Local Plan 2037 as a whole and address all relevant policy requirements in their applications.
8. The SPD sets out considerations for developers when delivering plots on large residential and mixed-use development, such as appropriate plot locations and plot sizes. The SPD highlights that the type and size of plots provided should be based on information gathered by the Council through surveys undertaken of people on the Self and Custom Build Register. This information is published on the Council's website.
9. The SPD details the application requirements for large developments which will be delivering 10% self and custom build, including identifying the phasing of the plots within the overall development, providing details of the marketing strategy which the developer will undertake and the design parameters for the self and custom build homes through the provision of design codes and plot passports. The SPD provides a Delivery Statement template which will assist developers in setting out the programme for delivering the plots to a serviced and construction-ready condition.
10. The SPD also sets out how developers should meet the requirements to provide serviced plots. Serviced plots are construction-ready parcels of land with planning permission, laid out and ready for build commencement with access and utilities/services provided to the plot boundary. Developers must ensure that utilities and services including water, sewerage connections, electricity, gas and telecommunications are available to each plot. Developers will be required to communicate this information through the provision of plot passports, which should also set out information such as the extent of the plot, the build zone for the home, the maximum height of the dwelling and the location of the service connections. The SPD provides an example plot passport. Information provided in design codes and plot passports will guide the future home specific applications as they come forward.
11. In preparing the SPD, the Council is continuing its proactive approach to supporting self and custom build homes, the SPD highlights the ongoing communication the Council undertakes with people on the register, the support available from planning officers and the future engagement with developers who will be required to meet the 10% policy requirement, for example housing allocation sites at Land South of Longfield Avenue, Fareham and Downend West, Portchester.

## **NEXT STEPS - CONSULTATION**

12. It is proposed to undertake public consultation on the draft SPD in line with the statutory requirements set out in the relevant planning regulations. A six-week consultation will take place from Friday 27th May 2023.
13. It is proposed that the consultation is publicised on the Council's website and emails and letters are sent to all statutory consultees and other relevant individuals and organisations on the Council's Planning Strategy consultation database.
14. Following the public consultation, the Council will consider responses before moving forwards towards adoption of the new SPD.
15. The Council will seek to proactively engage with the development industry on the inclusion of self and custom build plots in emerging schemes.

## **CONCLUSION**

16. It is recommended, for the reasons set out in the above paragraphs, that the Executive approves the draft Self and Custom Build SPD for public consultation and delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to make any appropriate amendments to the document following consideration by the Executive, prior to the consultation.

### **Enquiries:**

For further information on this report please contact Kirstin Clow, Interim Head of Planning Strategy (Tel. 01329 824328)