

**FAREHAM**  
BOROUGH COUNCIL

**Self & Custom Build**  
Supplementary Planning Document

**Post Consultation Statement**

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August 2023

# 1. Introduction

- 1.1 This statement summarises and addresses the main issues raised during the public consultation on the Self & Custom Build Supplementary Planning Document (SPD). The SPD was published for public consultation for a period of 6 weeks from 30<sup>th</sup> May to 11<sup>th</sup> July 2023.
- 1.2 This post consultation statement has been prepared in accordance with Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## 2. Consultation

- 2.1 Fareham Borough Council invited consultation responses on the SPD from stakeholders, individuals and organisations who were registered on the Local Development Scheme (LDS) database as well as individuals registered on the Council's Self and Custom Build Register. This comprised 963 emails and 134 postal letters.
- 2.2 Informal consultation was undertaken internally within Fareham Borough Council throughout the development of the draft SPD which has also informed the direction and content of the SPD.
- 2.3 A summary of the main issues raised by the consultation responses together with the Council's response to those issues are set out in Appendix 1 to this document.

## 3. Availability of Consultation Documents

- 3.1 The draft Self and Custom SPD and a Consultation Statement were made available at the following places during the consultation:
  - The Council's website – [https://www.fareham.gov.uk/have\\_your\\_say/intro.aspx](https://www.fareham.gov.uk/have_your_say/intro.aspx)
  - The Council's Offices – Civic Way, Fareham
  - Borough Libraries – Fareham, Locks Heath, Portchester and Stubbington

**Appendix 1: Summary of Consultation Responses and how they have been addressed in the Adopted SPD.**

Self & Custom Build Housing Supplementary Planning Document (SPD) Consultation Summary

Consultee	Summary Consultation Response	Council Response
001 – K Stewart	Welcome provision of opportunities for people to build their own homes. Questions whether areas on large developments is suitable. Considers could lead to difficulties between self-builders and main contractors including access and health and safety issues.	The principle of providing self and custom build plots on large developments is set out in Policy HP9 of the adopted Fareham Local Plan. The Council recognise the need to ensure access to plots and the safety of self/custom build developers. This is reflected in sections 5.6 and 5.8 of the SPD setting out the requirement for the site developer to provide a phasing plan and easy direct access to self/custom build plots.
002 – M Berridge	Lack of progress at Welborne, additional housing to the south of the A27 will lead to higher road congestion.	Noted, however this is outside the scope of the self and custom build SPD which supports the implementation of the self and custom build housing policy (HP9) in the adopted Fareham Local Plan.
003 – FBC Development Management Team	<ul style="list-style-type: none"> <li>• Part 2 of the SPD states ‘In either case, it is expected that the dwelling will be the principal residence for the owner for at least the following three years.’ There is no obligation in the Self-build and Custom Housebuilding Act 2015 that the person building the property live in it for three years.</li> <li>• Clarity on the contents of an appropriate Marketing Strategy would be beneficial.</li> </ul>	<p>Noted. Wording amended to make clear that this relates to the Community Infrastructure Levy exemption for Self &amp; Custom Build developments only, Para 2.7 amended to read: ‘<b>For a self or custom build development to claim exemption from CIL</b>, it is expected that the dwelling <del>will</del> <b>must</b> be the principal residence for the owner for at least the following three years.’</p> <p>Noted. <b>Addition of Appendix 2 which sets out the Marketing Strategy Requirements.</b></p> <p><b>NB:</b> The marketing strategy requirements have been shared with a developer who is in the process of addressing the requirements of Policy HP9 through a planning application. The developer questioned the requirement in the marketing strategy to provide draft purchase agreements and considered this unnecessary. This is</p>

		noted, however the Council are seeking to ensure that prospective self/custom builders are not being subjected to unreasonable rules and requirements which may put off those self/custom builders and/or make such developments undeliverable, and as such consider the requirement to provide details of the terms of the build/draft purchase agreements to be necessary.
004 - Portsmouth Water	No Concerns	Noted
005 - Natural England	No Comment	Noted
006 - Fareham Society	Welcomes the requirement for design codes, considers could be strengthened by stating they would normally be required.	Noted. Wording of para 5.30 amended: 'A Design Code <del>may be</del> <b>is</b> useful where large sites are likely to have areas with differing design requirements.'
007 – Coal Authority	No Comment	Noted
008 – National Highways	No Comment	Noted
009 – Rushmore Borough Council	No Comment	Noted
010 – Pegasus Group for Bargate Homes	<ul style="list-style-type: none"> <li>• Considers that the SPD requirement to provide highway access to plots to an 'adoptable standard' goes beyond the requirements for 'access to a public highway' of the Self &amp; Custom Housebuilding Act 2015.</li> <li>• Agree with the proposed plot mix approach, however in light of the preferences currently identified by Fareham's Self &amp; Custom Build</li> </ul>	<p>Noted, The Council consider it is important that site developers provide safe, appropriate access to plots for self-builders. The SPD wording at para 5.8 has been amended to: 'Self and custom build plots should be provided in a serviced condition with all the reasonably necessary service connections and <b>a safe, suitable highway connection</b> provided to the plot.'</p> <p>Noted. The SPD states developments should provide a mix of sizes of serviced plot to help to meet the range of demand and affordability identified by the Council's self and</p>

	<p>register towards larger, detached homes, request that wording is amended to allow that the density and character of a proposed development can inform the provision of plot sizes offered.</p> <ul style="list-style-type: none"> <li>• Supports the principles set out in regard to phasing, considers it is critical that details of self and custom build housing should not be requested unnecessarily early.</li> <li>• SPD should make clear when specific pieces of material/plans are required. Design information should not be required until reserved matters stage. Local Information requirements should be updated to reflect this. Propose the clarification of requirements in relation to 'successful applications'</li> </ul>	<p>custom build register and sets out that the developer should engage with the Council to clarify local demand. This engagement should assist developers in master planning their development appropriately to ensure that the plot mix meets the Borough's identified need and self and custom build homes integrate successfully into the wider scheme.</p> <p>Support noted. The SPD has been amended to provide clarity for application requirements. Through the addition of para 5.40 which includes a sequential graphic to clarify the Council's recommended approach for the submission of details.</p> <p>Noted. The Local Information Requirements are not within the scope of this SPD, however, this will be considered separately. The SPD has been updated to include a recommended approach to the submission of applications and their requirements. Wording of 'Successful Applications' (para 5.39) has been amended accordingly to read: 'Where applications are approved which include self and custom build homes, the requirements for the delivery such as phasing, <b>Plot Passports, Design Codes,</b> marketing and provision of services will be set out in planning conditions.'</p>
011 – TOR Ltd for Miller Homes	<ul style="list-style-type: none"> <li>• SPD should clarify that in accordance with 5(1)(b) of the Self-build and Custom Housebuilding Act 2015, services need to be delivered within the duration of a development permission.</li> </ul>	<p>Noted. The SPD sets out when the Council expect services to be delivered, to ensure that self-builders have access to these at the earliest opportunity.</p>

	<ul style="list-style-type: none"> <li>• Considers the SPD states that services include gas and telecommunications, which are not listed in The Self-Build and Custom Housebuilding Act 2015.</li> <li>• Considers that the Council's self and custom build register is unlikely to provide a true reflection of demand, as the register does not require applicants to provide financial information, such as their budget. Considers this should be reflected in the SPD.</li> <li>• Considers the SPD should acknowledge and seek to balance the level of participation of self-builders with the need to progress the overall buildout of the development, to ensure minimal disturbance to neighbouring residents occupying market homes.</li> <li>• Considers health and safety matters on a construction site should be clarified in the SPD.</li> </ul>	<p>Noted. However, the SPD sets out the Council expects the minimum requirements of services in accordance with the Act. The Council also recognises that commonly, utilities provision consists of water, sewerage connections, electricity, gas and telecommunications, and where this applies to a development, considers it would seem reasonable for developers to provide these services to all homes on the development. However, although potentially disappointing, developers are only obliged to meet the minimum requirements as set out in the SPD.</p> <p>Noted. The Council regularly collect data from individuals on the self and custom build register in relation to their requirements for a self/custom build plot which includes questions regarding financial planning. This information is shared on the Council's website and the availability of such information is referred to in the SPD.</p> <p>Noted, this is referred to in paragraph 5.16. The timeframes for self-build completions would be a consideration for any build out rules/purchase agreements, which are not within the scope of this SPD.</p> <p>Noted, however the Council consider this is a matter for any build out rules/purchase agreements, which are not within the scope of this SPD.</p>
012 – Historic England	<ul style="list-style-type: none"> <li>• Welcomes reference to the historic environment in SPD's reference to local plan policy requirements. Propose additional</li> </ul>	<p>Noted. Paragraph 4.7 of the SPD directs applicants to the sources of planning information, advice and guidance</p>

	<p>wording to encourage applicants to contact Council's Heritage advisors for advice.</p> <ul style="list-style-type: none"> <li>• Suggests additional reference to historic environment in relation to design codes.</li> </ul>	<p>available from the Council, which includes the historic environment.</p> <p>Noted. Table 1 - Design Code Example Considerations includes relationship to heritage assets as a consideration. Any self and custom build applications which affect the historic environment will be considered in accordance with the Historic Environment chapter on the adopted Fareham Local Plan.</p>
013 – Hampshire Chamber of Commerce	Considers Self & Custom Build housing is valuable to the local economy in creating jobs/training opportunities.	Noted.