

# 3. Self-Build and Custom Housebuilding

## Core Strategy Strategic Objectives

- (16) *A mix of sizes, types and tenures of housing will have been built by a range of developers, housing associations and other providers. To improve the affordability of housing across the District, 35% of dwellings on eligible sites will have been provided as affordable homes.*

## 3.1 Meeting Self-Build and Custom Housebuilding Needs

### Policy SAP.6

#### Meeting Self-Build and Custom Housebuilding Needs

The provision of self-build and custom-build homes will be facilitated in the following three ways:

1. As an integral part of the housing mix in the new settlements at Gaydon/Lighthorne Heath and Long Marston Airfield.
2. On unallocated sites in accordance with this Policy
3. On sites allocated for this specific purpose in accordance with Site Specific Proposals SCB.1 to SCB.11.

All sites promoted in accordance with the above will be required to satisfy relevant policies within the Core Strategy in addition to the following criteria:

- (a) A legal access to a public highway (or equivalent) for vehicles, pedestrians and cyclists to serve each individual plot.
- (b) Connections to all services, i.e. electricity, water, drainage, internet, at the boundary of each plot.
- (c) Provision of suitable arrangements for surface water outfall.
- (d) Achieving a minimum 31% reduction in carbon emissions

All schemes will be subject to a legal agreement requiring all plots to be offered in the first instance to individuals or households that have a local connection through living and/or working in Stratford-on-Avon District or by having close family living in the District.

A marketing strategy will need to be agreed which specifies the minimum length of time for advertising plots, the appropriate means of doing so, and based on an independent valuation.

To ensure a high quality development and provide certainty to the local community, the applicant, working with Stratford-on-Avon District Council and the relevant parish council, will be expected to prepare a Design Code or Plot Passports for the site. These will be approved by the District Council and form part of the planning permission for the site.

The Council supports the application of Modern Methods of Construction (MMC) on self and custom build homes. This does not preclude the use of more traditional construction techniques where appropriate, particularly where they are applied in order to deliver new homes that provide high levels of environmental sustainability and performance.

Self-Build and Custom housebuilding sites have been identified to help meet specific identified housing needs. Applications for schemes that provide for general market housing on self-build and custom housebuilding sites will not be supported.

## **Zero and Low Carbon Homes**

Proposals for zero carbon development on Self-Build and Custom Housebuilding Sites are strongly supported. As a minimum, new dwellings are required to achieve a 31% reduction in carbon emissions relative to the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).

This can be achieved through a range of measures such as the installation of carbon-saving technologies such as the use of low-carbon heating systems, renewable energy sources and better fabric standards.

Applicants will be required to submit a Sustainability Statement with their planning application outlining how the development proposal meets this low-carbon standard. This requirement should be achieved as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable.

Guidance on improving energy efficiency in buildings is available in Part V (Climate Change Adaptation and Mitigation) of the Development Requirements SPD.

### **1. Integrated Self-Build and Custom Build housing plots within new settlements**

On sites providing self-build and/or custom-build housing alongside other housing, schemes should also meet the following criteria:

- (e) Provision of plots in small clusters (usually between 5-10 plots) and not as individual plots throughout a site so as to prevent an inharmonious street scene.
- (f) Submission of a phasing plan to ensure CIL is not triggered for the self-build dwellings due to commencement of construction elsewhere on the site.

While the initial permission is likely to be outline, individual plots would come forward for reserved matters approval to allow each one to be separate chargeable development for the purposes of the Community Infrastructure Levy.

### **2. Unallocated Self-Build and Custom-Build Housing Sites**

Proposals for self-build and/or custom-build housing will be supported in the following locations subject to the following criteria:

- (g) As individual and small groups of plots within the Built-Up Area Boundaries of Stratford-upon-Avon, Main Rural Centres and Local Service Villages.
- (h) On suitable sites adjacent to the Built-Up Area Boundaries of Stratford-upon-Avon, Main Rural Centres and Local Service Villages (except where the site is within the Green Belt), solely for this specific purpose.

All schemes promoted under (h) will be expected to demonstrate that there is a sufficient level of interest to take up each dwelling plot proposed on the site.

## Explanation

- 3.1.1 The Government believes that self-build (where individuals or groups directly organise the design and construction of new homes for themselves to occupy) and custom-build (where individuals or groups work with a specialist developer to deliver new homes that meet their specific aspirations) can play an important role in delivering high-quality housing that meets the needs of all sections of the community. This has been encapsulated in the Self-Build and Custom Housebuilding Act 2015.
- 3.1.2 [The Self-Build and Custom Housebuilding \(Register\) Regulations 2016](#) oblige all district councils in England to keep a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area for this purpose.



You can apply to be on Stratford-on-Avon District Council's Self-Build and Custom-Build Register @ [www.stratford.gov.uk/selfbuild](http://www.stratford.gov.uk/selfbuild)

- 3.1.3 Because the Core Strategy was at an advanced stage before this Government initiative took effect, it does not contain a policy on self-build. The Site Allocations Plan provides an opportunity to establish such a policy. The proposed approach is on the basis that such schemes can be considered to be a form of housing to meet a local need, subject to mechanisms being applied in relation to initial occupancy.
- 3.1.4 Local authorities are required to give planning permission for enough suitable serviced plots to meet the demand for self-build and custom housebuilding in their area. Government guidance advises that the level of demand is established by reference to the number of entries on a local authority's Self-Build and Custom Housebuilding Register. In June 2020 the District Council had 151 people on its Register, with an average of 36 individuals applying each calendar year since the introduction of the Register in 2016. Applying this average to the end of the plan period in 2031 indicates that the demand within the District that the Plan needs to meet is approximately 576 plots. This is made up of the 144 added to the Register between 2016-2019 plus 432 (36 x 12) for the remaining 12 years of the plan period based on an average of 36 per year. It is acknowledged however that the Register alone may not reflect the true level of interest in this type of housing.
- 3.1.5 In terms of supply, the number of dwellings which have been granted self-build CIL exemption between the introduction of CIL by the Council in February 2018 and April 2020 is 98 dwellings. Assuming an average of approximately 45 per year then this would indicate that during the remainder of the plan period another 495 (45 x 11) self and custom build housing would be delivered in this way leading to a total of 593 dwellings since the introduction of CIL in 2018. However, this calculation is based on limited figures from just 2 years of CIL operation so caution needs to be taken in applying these figures to the rest of the plan period.
- 3.1.6 For this reason, and in order to allow for a variety of supply options to satisfy different needs, it is important not to rely solely on individual plots through CIL exemptions. As such Policy SAP3 provides for plots to be provided through a variety of mechanisms including both enabling the provision of clusters of plots on both small self-contained sites and also as part of the two new settlements being developed in the District.
- 3.1.7 There are various ways in which the District Council can offer opportunities for self-build housing schemes. Plots are expected to be provided on both new settlements being developed in the District, at Gaydon/Lighthorne Heath and Long Marston Airfield. Planning permission may also be granted for schemes that come forward through planning applications, subject to the site being in an appropriate location and suitable for development. It is appropriate to restrict this form of development to Stratford-upon-Avon, Main Rural Centres and Local Service Villages. This is because self-build schemes will invariably not be restricted solely to meeting the needs of the immediate community, so it would normally not be appropriate to treat them as rural exception schemes.

- 3.1.8 This Plan also allocates a number of suitable sites to be developed solely for self-build and/or custom-build dwellings. Each of these sites lie directly adjacent to the relevant Built-Up Area Boundaries and relate well to the physical form of the settlements. The sites have been promoted for this specific type of housing scheme by the landowner.
- 3.1.9 The District Council also encourages communities producing Neighbourhood Plans to consider making provision for self-build and custom-build dwellings in suitable locations in their areas.
- 3.1.10 Modern Methods of Construction (MMC) includes on-site techniques and off-site manufacturing that provide alternatives to traditional house building, encompassing the latest technologies in materials, design and construction to increase the levels of sustainability, quality and viability of a development.
- 3.1.11 In accordance with national policy, self-build housing schemes are exempt from the Community Infrastructure Levy. The Government believes this will help to make such schemes more viable by reducing the financial outlay involved when building or commissioning a dwelling. In bringing forward self-build plots it is necessary to ensure that each one is a separate chargeable development. This is to prevent, where applicable, the CIL charge being triggered for all the plots on the wider development as soon as development commences on the first dwelling, thus enabling each individual self-builder to apply for exemption from paying CIL.
- 3.1.12 It should be noted that Core Strategy Policy CS.18 (see Development Management Consideration 3), establishes that the provision of affordable housing does not apply to self-build housing schemes. Furthermore, Policy CS.19 on the mix and type of dwellings is not applied because schemes of this nature reflect the requirements of prospective owners and occupiers of each dwelling.
- 3.1.13 For sites promoted solely for self-build and custom-build schemes it will be necessary for a Design Code or Plot Passports to be submitted and approved at outline stage. These will provide the basis for establishing an appropriate form of development on a specific site. This should cover such matters as phasing, building form, density, footprint of dwellings, building lines, materials, boundary treatment, public open space, landscaping and waste facilities. It is likely that conditions and/or developer obligations will be required to secure the delivery of on-site infrastructure at appropriate points during the construction period of the site. A Design Code or Plot Passport is not required for a single plot or for schemes comprising more than one plot which are submitted as full planning applications.
- 3.1.14 A marketing strategy will be required to ensure that plots are thoroughly promoted for a prescribed length of time, through standard and specialist channels, and based on a mechanism which establishes an accurate valuation.
- 3.1.15 It will be necessary for a condition to be placed on any planning permission for a self-build and custom housebuilding scheme on a site that is not otherwise allocated for housing development in order to restrict it to that specific form of use.
- 3.1.16 The NPPF recognises the role of the planning system in supporting the transition to a low carbon future by helping to shape places that contribute to reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. Achieving sustainable development means that plans should secure net gains within economic, social and environmental objectives (NPPF, paragraph 8). Environmental objectives include using natural resources prudently, minimising waste, mitigating and adapting to climate change and moving to a low carbon economy.
- 3.1.17 The Council is committed to tackling climate change, and in July 2019 the Council declared a 'Climate Emergency' as a pledge to take local action to contribute to national carbon neutral targets. Core Strategy Policy CS.2 (Climate Change and Sustainable Construction) requires new development to include measures that mitigate and adapt to the impacts of climate change.

- 3.1.18 Under the 2008 Planning and Energy Act local planning authorities are able to require development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.
- 3.1.19 A 2019 government consultation set out plans for a Future Homes Standard for new build homes so that they are future-proofed with low carbon heating and increased levels of energy efficiency. The consultation included options to increase energy efficiency requirements in 2020 as a meaningful and achievable stepping stone to the Future Homes Standard in 2025. The government's preferred option for the 2020 interim standard is for a 31% reduction in carbon emissions, and in order to align with the government's intention Policy SAP.5 applies the same requirements.
- 3.1.20 The policy provides for some flexibility in exceptional circumstances where it can be clearly demonstrated that achieving the required standard for the type and scale of development in question would either be not feasible or not viable. In such circumstances the Council may agree to lower energy efficiency standards being achieved having regards to other merits of the scheme.
- 3.1.21 Please note that the 2019 Proposed Submission version of the Site Allocations Plan contained three separate policies SAP.3, SAP.4 and SAP.5 in respect of Self-Build and Custom Housebuilding. Following the consultation, these policies have been amended and amalgamated into one new Policy SAP.6 (Self-Build and Custom Housebuilding Needs) as set out within this section.

### 3.2 Self-Build and Custom Housebuilding Sites

The following sites have been allocated for the specific purpose of contributing to meeting the self-build and custom housebuilding needs of Stratford-on-Avon District.

<b>Proposal SCB.1: North of Allimore Lane, Alcester</b>	
Where it is to be delivered	Land to the north of Allimore Lane Approx. 1.8 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Provide a vehicular access off Allimore Lane, incorporating pedestrian and cycle facilities, to the satisfaction of the County Highways Authority</li> <li>• Retain trees covered by Tree Preservation Order on the edge of the site</li> <li>• Assess impact of development on heritage assets on the site</li> <li>• Ensure that any ecological harm is either avoided or suitably mitigated.</li> </ul>

<b>Proposal SCB.2: East of Skylark Road, Alderminster</b>	
Where it is to be delivered	Land to the east of Skylark Road Approx. 2.5 hectares
What is to be delivered	Capacity for approximately 20 self-build and/or custom build dwellings This is based on a net site area of 0.8 hectares @ 25 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Convey and manage an area of public open space on north-eastern part of the site</li> <li>• Create a hedgerow with intermittent trees along the north-eastern boundary of the site</li> <li>• Provide an access off Skylark Road only, taking into account its junction with Shipston Road</li> </ul>

**Proposal SCB.3: North of Idlicote Road, Halford**

Where it is to be delivered	Land to the north of Idlicote Road Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.6 hectares @ 25 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Retain mature trees on the site as far as possible</li> <li>• Incorporate a suitable ecological feature within the development</li> </ul>

**Proposal SCB.4: West of Bush Heath Lane, Harbury**

Where it is to be delivered	Land to the west of Bush Heath Lane Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 12 self-build and/or custom build dwellings This is based on a net site area of 0.4 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Create a hedgerow with intermittent trees along the western boundary of the site</li> <li>• Provide an access off Bush Heath Lane incorporating the necessary visibility splays</li> </ul>

### Proposal SCB.5: North of Collingham Lane, Long Itchington

Where it is to be delivered	Land to the north of Collingham Lane Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 21 self-build and/or custom build dwellings This is based on a net site area of 0.7 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Retain mature trees on the site</li> <li>• Protect the watercourse that runs through the site</li> <li>• Mitigate any flood risk arising from development of the site</li> <li>• Extend footway to junction of Collingham Lane and Stockton Road</li> <li>• Ensure that any ecological harm is either avoided or suitably mitigated.</li> </ul>

### Proposal SCB.6: North of Dog Lane, Napton-on-the-Hill

Where it is to be delivered	Land to the north of Dog Lane Approx. 0.7 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Create a hedgerow with intermittent trees along the north-eastern boundary of the site</li> <li>• Incorporate public footpath which crosses the site</li> <li>• Secure an access off Dog Lane or Fells Lane to the satisfaction of the County Highway Authority</li> </ul>



### Proposal SCB.7: West of Evesham Road, Salford Priors

Where it is to be delivered	Land to the west of Evesham Road Approx. 2.0 hectares
What is to be delivered	Capacity for approximately 24 self-build and/or custom build dwellings This is based on a net site area of 0.8 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Protect and enhance the setting of the adjacent Conservation Area</li> <li>• Create hedgerows with intermittent trees along outer boundaries of development area</li> <li>• Undertake a traffic speed survey to establish required visibility splays for the access</li> </ul>

### Proposal SCB.8: West of Coventry Road, Southam

Where it is to be delivered	Land to the west of Coventry Road Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Provide landscape mitigation around the outer (northern and western) boundaries of the site</li> <li>• Provide an access off Coventry Road taking into account the access to the petrol filling station</li> </ul>

<b>Proposal SCB.9: West of Jubilee Fields, Stockton</b>	
Where it is to be delivered	Land to the west of Jubilee Fields Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Replace the existing scout hut building on land adjacent to the site</li> <li>• Replace the existing children’s play area on land adjacent to the site</li> <li>• Provide a vehicular access off Jubilee Fields only</li> <li>• Provide a walking and cycling route to St Michaels Crescent</li> <li>• Retain hedgerows along the outer boundaries of the site and incorporate intermittent trees</li> </ul>

<b>Proposal SCB.10: North of Millers Close, Welford-on-Avon</b>	
Where it is to be delivered	Land to the north of Millers Close Approx. 0.9 hectares
What is to be delivered	Capacity for approximately 12 self-build and/or custom build dwellings This is based on a net site area of 0.4 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Protect and enhance the setting of the Conservation Area</li> <li>• Reinforce the hedgerow along the northern boundary of the site incorporating intermittent trees</li> <li>• Provide an access off Millers Close incorporating the necessary visibility splays</li> </ul>

<b>Proposal SCB.11: North of Walton Road, Wellesbourne</b>	
Where it is to be delivered	Land to the north of Walton Road Approx. 1.5 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	<ul style="list-style-type: none"> <li>• Manage land outside the development area for ecological purposes</li> <li>• Bolster existing hedgerows around boundaries of the site</li> <li>• Improve Walton Road between the site access and its junction with Lowes Lane, including provision of a footway</li> </ul>

### Explanation

- 3.2.1 Sites SCB.1 to SCB.9 are not allocated in the Core Strategy, in allocating them for self-build and/or custom build housing within the SAP, the Council is responding to regulatory requirements that local authorities give planning permission for enough suitable serviced plots to meet the demand within the District.
- 3.2.2 The sites have been promoted by the landowners for self-build and/or custom build housing and an assessment has been carried out which indicated that subject to certain specific requirements, the sites are suitable for the proposed use in terms of both its suitability and availability.
- 3.2.3 The boundaries for site allocations SCB.1 – SCB.9 are identified within Part B of Section 8, Policies Map.

### Implementation and Monitoring

Responsible agencies	Landowners, individuals and house-builders
Delivery mechanisms	Through the determination of planning applications
Funding	Private funding
Timescale	Throughout the plan period
Risk	If the policy is not applied the provisions of the Self-Build & Custom Housebuilding Act 2015 may not be met in an appropriate manner
Monitoring indicators	Number of self-build/custom-build homes built compared with the number of entries on the District Council's Self-Build & Custom Housebuilding Register