

Appendix 1 – Statement of Community Consultation, Custom & Self-build SPD, January 2019

Ref	Name	Company/Organisation	Comment	Response	Amendment
71471	Sharon Jenkins	Natural England	<p>a) Green Infrastructure -Could consider making provision for Green Infrastructure (GI) within development. -Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. -Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities. There may be significant opportunities to retrofit green infrastructure in urban environments.</p> <p>b) Biodiversity enhancement This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. Consider providing guidance on,</p>	<p>a) The importance of Green Infrastructure is emphasised under the Local Plan Policy NE1. It is expected that applications for custom and self-build dwellings will meet the requirements of all relevant policies in the Local Plan and its Supplementary Planning Documents such as Air Quality, Parking Standards, Public Open Space etc.</p> <p>b) Policy NE3 of the Local Plan requires the protection, enhancement and/or restoration of habitat biodiversity from new developments. Furthermore, the Public Open Space Standard requires 35% of natural areas including urban woodland from residential development.</p> <p>c) This SPD is aimed at providing further information regarding the provision of self-build and custom homes, which by their nature are likely to be distinctive.</p>	No amends required

			<p>for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment.</p> <p>c) Landscape enhancement The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community.</p> <p>d) Other design considerations The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity.</p> <p>e) Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance.</p>	<p>d) Applications will be expected to adhere to the NPPF</p> <p>e) Noted.</p>	
71474	Maggie Field	Kenilworth Town Council	<p>a) KTC welcomes this SPD and notes the detailed reference to The</p>	<p>a) Noted.</p>	No amends required

			<p>Kenilworth Neighbourhood Plan policy KNP4(e).</p> <p>b) The definitions of self-build are confusing and needs reconsidering. P2 defines: Self-build housing is when people physically build their homes themselves, sometimes with help from sub-contractors. However, on P4 the Community Infrastructure Levy (Amendment) Regulations 2014 (CIL) defines self-build as a dwelling built or commissioned by a person and occupied by them as their main or sole residence.</p>	<p>b) There is a clear, legislative definition of self-build provided on page 2 of the SPD. However, the CIL Regulations uses a slightly different definition for the self-build exemptions to CIL, which we have repeated in the SPD so that applicants can understand the difference should they be applying for a CIL exemption.</p>	
71496	Kathryn Ventham	Barton Willmore on behalf of Barwood	<p>a) In Kenilworth, further detail is provided in the Kenilworth Neighbourhood Plan which advises that self-build should not exceed 5% of the total number of dwellings on these sites. In the case of Barwood Land's site (which forms part of site H06), this would equate to maximum of 38 dwellings across the whole of H06.</p> <p>b) The Council's Custom and Self Build Progress Report 2018 shows that in the latest base period 31st October 2017 – 31st October</p>	<p>a) Noted.</p> <p>b) Demand is calculated using a rolling 3 years' base period, as set out in the regulations. The progress report covers 3 base periods where 11% of a total of 303 entrants have specified Kenilworth to carry out a self-build project. Furthermore, 31% of the total respondents from all 3 base periods have expressed they would like to self-build anywhere in Warwickshire, and so a proportion of this 31%</p>	No amends required

			<p>2018, 95 people registered for plots for self-build however only 6% (6 people) of these expressed an interest in Kenilworth as a preferred location. Turning then to the types of development in which people expressed an interest, 72% (of the 95 people) want a self-build one off home – only 1% (1 person) expressed an interest in a developer led project. This shows therefore that there is currently negligible demand for self-build / custom build on a developer led scheme in Kenilworth.</p> <p>c) The Council’s provisions within the SPD for the provision of custom build on larger sites are in general based on practical principles i.e. the clustering units rather than individual units dotted around the development. There is however a need for a link between the type of dwellings required and the type of dwellings provided. Whilst the preference for a mix which accords with the SHMA is understood, clearly the provision of plots for a 2 bed custom build plot is not practical if the demand as evidenced from the Council’s register, is for 4 bed plots.</p>	<p>should be considered alongside the number of people who have specifically named Kenilworth.</p> <p>The requirement of both the Act and the Kenilworth Neighbourhood Plan is to meet the volume of demand for self-build plots, rather than each individual typology, and so the global figures defined above will be used to establish the required provision.</p> <p>c) It is essential to meet the mix of housing required for Warwick District as articulated in the Housing Mix Guidance.</p> <p>The Custom & Self-build SPD allows for the provision of unsold plots to be returned to market housing and it is therefore appropriate that the plot sizes adhere to the appropriate mix.</p> <p>d) We encourage self-build plots to be promoted early and towards the start of a build phase to avoid this issue. Phasing so that self-build plots</p>	
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71342	Graham Ball		<p>a) No land should be made available for Self build housing, or any new housing at all.</p> <p>This is because:</p> <ol style="list-style-type: none"> 1. there is a finite land supply in this county and Warwickshire is at risk of losing its countryside 2. lack of open space causes mental health issues, which is why mental health is worse in urban areas. It is also why mental health issues are becoming more serious. Instead, I propose that: <ol style="list-style-type: none"> a. all adults should be provided free contraception b. child benefit should be replaced with a child tax. As the national government is not currently intending to implement such a tax, it could be introduced locally by scaling council tax according to the number of children per household. The tax rate could be tweaked until an optimal population density is achieved. The optimal population density would need to be defined; by a vote of the district council. 	<p>a) Self-build and custom-housebuilding is a key element of the government's agenda to increase supply and tackle the housing crisis. The government has placed a duty upon Local Authorities to grant suitable development permission in respect of enough serviced plots of land to match demand on their self-build register.</p> <p>All points have been noted, but are beyond the scope of a SPD.</p>	No amends required
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