

 <b>Executive 10 July 2019</b>		<b>Agenda Item No.</b> <h1 style="text-align: center;">12</h1>
<b>Title</b>	Adoption of the Custom and Self-Build SPD	
<b>For further information about this report please contact</b>	David Butler, Business Manager Policy & Delivery (01926 456017) <a href="mailto:David.butler@warwickdc.gov.uk">David.butler@warwickdc.gov.uk</a>	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	Executive, 09 January 2019, Item 10	
<b>Background Papers</b>	Warwick District Local Plan 2011-2029	

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	Yes
<b>Equality Impact Assessment Undertaken</b>	Yes
The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.	
<b>Officer/Councillor Approval</b>	
<b>Officer Approval</b>	<b>Date</b> <b>Name</b>
Chief Executive/Deputy Chief Executive	05/06/19      Chris Elliott
Head of Service	05/06/19      Dave Barber
CMT	05/06/19      Chris Elliott/Andy Jones/Bill Hunt
Section 151 Officer	05/06/19      Mike Snow
Monitoring Officer	05/06/19      Andy Jones
Finance	05/06/19      Mike Snow
Portfolio Holder(s)	18/06/19      Cllr John Cooke
<b>Consultation &amp; Community Engagement</b>	
The document is submitted to committee with a recommendation that it is adopted following a public consultation carried out between 28 January and 11 March 2019.	
<b>Final Decision?</b>	Yes
<b>Suggested next steps (if not final decision please set out below)</b>	

## 1. **Summary**

- 1.1 The Warwick District Local Plan 2011 – 2029, adopted in September 2017, contains commitments to bring forward Supplementary Planning Documents on a number of matters, including Custom and Self-Build.
- 1.2 The draft version of the Custom and Self-Build SPD was subject to a period of public consultation between 28 January and 11 March 2019. This report sets out the outcome of the consultation and recommends adoption of the final draft of the SPD.

## 2. **Recommendation**

- 2.1 That the Executive notes the statement of community consultation (Appendix 1) and approves the adoption of the SPD (Appendix 2).
- 2.2 The Executive notes that the adopted Custom and Self-Build SPD will be used in the determination of planning applications.

## 3. **Reasons for the Recommendation**

- 3.1 Under policy H15 of the Local Plan, the council has committed to produce an SPD to assist in the delivery of Custom and Self-Build dwellings.
- 3.2 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.
- 3.3 The SPD will explain the approach that the Council will take to considering whether sites are suitable and provide more clarity in understanding the government's statements in support of self-build, the publicity for the register, new regulations and requirements placed upon LPAs.
- 3.4 The SPD went through an appropriate public consultation period, the representations to which are summarised and responded to in Appendix 1. As a result of the representations no amendments have been made to the consultation draft, the final draft attached as Appendix 2.

## 4. **Policy Framework**

### 4.1 **Fit for the Future (FFF)**

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

<b>FFF Strands</b>		
<b>People</b>	<b>Services</b>	<b>Money</b>
<b>External</b>		
<b>Health, Homes, Communities</b>	<b>Green, Clean, Safe</b>	<b>Infrastructure, Enterprise, Employment</b>
<u>Intended outcomes:</u> Improved health for all Housing needs for all	<u>Intended outcomes:</u> Area has well looked after public spaces	<u>Intended outcomes:</u> Dynamic and diverse local economy
Impressive cultural and sports activities Cohesive and active communities	All communities have access to decent open space Improved air quality Low levels of crime and ASB	Vibrant town centres Improved performance/ productivity of local economy Increased employment and income levels
<b>Impacts of Proposal</b>		
The Custom and Self-Build SPD will lay out the requirements of a serviced plot to assist those who wish to bring forward self-build plots for themselves or others, and thereby assist appropriate delivery.	The Custom and Self-Build SPD will encourage the production of simple design codes to achieve a green, clean and safe environment.	The Custom and Self-Build SPD highlights Community Infrastructure Levy (CIL) exemptions from a custom and self-build development as long as it is the sole or main residence of the applicant for at least three years following completion.
<b>Internal</b>		
<b>Effective Staff</b>	<b>Maintain or Improve Services</b>	<b>Firm Financial Footing over the Longer Term</b>
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right Behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
<b>Impacts of Proposal</b>		

The SPD will help officers in pre-application discussions and in determining applications	Not applicable	Not applicable
The SPD will help Qualifying Bodies in building policies for their Neighborhood Plan.		

#### 4.2 **Supporting Strategies**

Each strand of the FFF Strategy has several supporting strategies. The Local Plan is one of the key strategies, cutting across many of the FFF strands.

#### 4.3 **Changes to Existing Policies**

This document seeks to support the new policies adopted within the Local Plan and adheres to national and local policies rather than changing them.

#### 4.4 **Impact Assessments**

The Consultation has been undertaken in line with the Council’s Statement of Community Involvement (SCI) 2016 approved by Executive in January 2016. The SCI specifically seeks to ensure that all relevant sectors of the community are consulted. The Local Plan has been subject to an equalities impact assessment which assessed the implications of consultations on equalities.

#### 5. **Budgetary Framework**

5.1 The costs of conducting the consultations and reviewing the responses were covered within the existing budget framework.

#### 6. **Risks**

6.1 There are no specific risks related to adopting the SPD.

#### 7. **Alternative Option(s) considered**

7.1 The Executive could decide not to adopt the Custom and Self-Build SPD, however this will take away the opportunity to emphasise the regulations set out by the Government and could lead to difficulty in managing expectations from the self-build community. It would also be contrary to a commitment within the Local Plan.

#### 8. **Background**

8.1 The SPD consultation ran from 28 January to 11 March 2019, and received 4 representations.

8.2 As a result of the recent public consultation, there were no amendments to the document that were felt necessary.