Suffolk Coastal Local Plan Examination

Hearing Day 8

Matter 4 Policies

Note on Self Build Policy SCLP5.9: Self Build and Custom Build Housing

1. This note responds to an action arising from the hearing session on Matter 4 (Wednesday 18\textsuperscript{th} September) to provide further information for the Inspector in relation to needs for self-build housing.

2. Question 4.8 of the Inspector’s Matters, Issues and Questions asked “Is the policy justified in terms of need, threshold and minimum target and how would it be effective in encouraging and providing for self-build and custom-build housing?” The Council’s response in relation to question 4.8 is set out in paragraphs 60 – 66 of the Matter 4 Statement.

3. This note provides some background on those registered on the Suffolk Coastal Self-Build and Custom-Build Register and information on other measures being undertaken to facilitate self-build and custom-build delivery in East Suffolk.

4. The Suffolk Coastal Self-Build and Custom-Build Register was established in 2015 in accordance with the requirements of the Self-Build and Custom Housebuilding Act 2015. Anyone applying to be on the Register was required to complete a set of the registration questions outlining their interest in self-build and their requirements (see appendix 1). As set out in paragraph 5.51 of the Final Draft Local Plan and the Council’s Matter 4 Statement, as of November 2018 there were over 250 people on the Register. Since that time, East Suffolk Council has been created to replace the former Suffolk Coastal District Council and Waveney District Council, and a new East Suffolk Register has been established. The 271 applicants on the Suffolk Coastal Register (figure as at 31\textsuperscript{st} March 2019) were automatically transferred over to the new East Suffolk Register.

5. Anyone applying to be on the East Suffolk Register was asked to complete a new set of registration questions (see appendix 2).

6. In order to ensure consistency in the Register, in September 2019 the Council contacted all applicants who had registered on the Suffolk Coastal Self-Build Register, and asked them to complete the new registration questions and confirm that they wished to remain on the Register. The combined East Suffolk Register now consists of 411 applicants, 140 of which have completed the new registration questions. Where possible the information collected under the old registration questions has been transferred to the equivalent questions on the East Suffolk Register.
7. The new registration questions asked for more detail around applicant’s self-build requirements.

8. The new registration questions requested information on the type of self build or custom build plots that people would be interested in. The four options were:
   - Individual self-build or custom build
   - Group self-build or custom build
   - Developer-led custom build
   - Other

Respondents to this question were able to tick multiple options and some chose not to answer. The responses of those that answered this question, are set out below:

<table>
<thead>
<tr>
<th>Type of self build or custom build</th>
<th>Number of responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual self-build or custom build</td>
<td>400</td>
</tr>
<tr>
<td>Group self-build or custom build</td>
<td>82</td>
</tr>
<tr>
<td>Developer-led custom build</td>
<td>72</td>
</tr>
<tr>
<td>Other</td>
<td>3</td>
</tr>
</tbody>
</table>

9. Applicants were also asked to give an indication of the size of plot they were looking for and the type of house they are hoping to build. Again, respondents were able to tick more than one option and some chose not to answer.

**What type of self-build or custom housebuilding build plot are you interested in?**

<table>
<thead>
<tr>
<th>Size of plot</th>
<th>Number of responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 200m²</td>
<td>61</td>
</tr>
<tr>
<td>200m² - 300m²</td>
<td>96</td>
</tr>
<tr>
<td>300m² - 400m²</td>
<td>114</td>
</tr>
<tr>
<td>Over 400m²</td>
<td>78</td>
</tr>
<tr>
<td>Don’t know</td>
<td>41</td>
</tr>
</tbody>
</table>

**What type of property would you like to build?**

<table>
<thead>
<tr>
<th>Type of property</th>
<th>Number of responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached house</td>
<td>353</td>
</tr>
<tr>
<td>Semi-detached house</td>
<td>27</td>
</tr>
<tr>
<td>Terrace house</td>
<td>10</td>
</tr>
<tr>
<td>Detached bungalow</td>
<td>120</td>
</tr>
<tr>
<td>Semi-detached bungalow</td>
<td>13</td>
</tr>
<tr>
<td>Apartment/flat</td>
<td>7</td>
</tr>
<tr>
<td>Don’t know</td>
<td>3</td>
</tr>
<tr>
<td>Other</td>
<td>6</td>
</tr>
</tbody>
</table>
10. The updated registration questions have also allowed easier analysis of applicants’ location preferences and allowed for the production of a heat map showing the parishes where applicants have indicated they would like to build:
11. Analysis of the Self-Build and Custom-Build Register shows that, while there is a preference for individual, detached self-build schemes, there are a range of requirements across the district, with some degree of interest expressed in all options. Interest in developing self-build or custom-build has been specifically expressed in all but one of the former Suffolk Coastal parishes (Ubbeston). Ubbeston is a rural parish with no proposed Local Plan allocations. There is a concentration of interest in the Woodbridge/ Melton/ Martlesham area.

12. As set out in the Council’s Matter 4 Hearing Statement, the Local Plan addresses this need through Policy SCLP5.9 which, on residential schemes of 100 or more dwellings, requires at least 5% self or custom-build properties on site through the provision of serviced plots. Application of this policy to the allocated sites within the Plan would deliver around 195 plots over the lifetime of the Plan which will contribute to meeting the requirements of those who have expressed an interested in developer led schemes. In addition to this, policy SCLP5.4 (Housing in Clusters in the Countryside) is also expected to deliver opportunities for custom and self-build dwellings by providing a supply of single dwelling plots across the district either individually or as part of group self-build or custom- build developments. The polices, when taken together, will contribute to the mix of self-build options across the district and enhance delivery.

13. In addition to the requirements set out in the Local Plan, the Council is currently producing a Housing Enabling Strategy which will, amongst other actions, set out the Council’s corporate approach to promoting and facilitating self-build and custom-build housing. Included within the Housing Enabling Strategy are measures to support the delivery of self build and custom build housing across the district. The Strategy is due to be published in winter 2019/2020.

14. This package of measures demonstrates a commitment to the provision of a range of self-build and custom-build options across East Suffolk along with the means to deliver this.
Appendix 1
Questions from SCDC Self Build Register
Register of Interest in Custom and Self Build

1. About you
   First name:
   Last name:
   Contact telephone number:
   Email:
   Home address:

   Correspondence address if different from above:

   How would you prefer to be contacted?
   □ Phone
   □ Email
   □ Post

2. Are you over 18 years of age?
   □ Yes
   □ No

3. Your nationality?
   □ UK Citizen
   □ European Economic Area Citizen
   □ Neither of the above

4. Connection to Suffolk Coastal?
   □ I live in Suffolk Coastal
   □ I work in Suffolk Coastal
   □ I have a family connection in Suffolk Coastal
   □ I am a member of the Armed Forces or included within the Armed Forces Covenant
   □ None of the above (please give details below)

   "Insert details here"

5. Are you on the Council’s housing register?
   □ Yes
   □ No

6. Are you on any other housing register?
   □ Yes (please give details below)
   □ No

   "Insert details here"

7. What is the tenure of your current home?
   □ Social rent
   □ Private rent
   □ Shared ownership
   □ Owner occupier
8. Have you had previous experience of a self build or custom build project?

☐ Yes
☐ No

9. What type of custom build plot are you interested in?

☐ Individual custom build – purchase of a single plot of land to build your own home to live in. You may do some or all of the build yourself, or employ someone to build the house for you.

☐ Group custom build – a group of people come together to design and develop a custom build housing development which they then live in. They may build this themselves or with help from a developer to manage the project.

☐ Developer-led custom build – a developer divides a larger site into individual plots and provides a design and build service to purchasers enabling people to customise existing house designs. It is likely that these plots will be part of a larger housing scheme. This gives people a chance to tailor existing house designs to suit their own preference and needs.

☐ Other (please describe below)

10. What size plot are you interested in?

☐ Under 150m²
☐ 150m² – 200m²
☐ 200m² – 250m²
☐ 250m² – 300m²
☐ 300m² – 350m²
☐ 350m² – 400m²
☐ Other (please state size below)

11. What location are you looking for?

Town – please name the town

Village – please name which villages

Countryside – please identify the parish

12. What type of property would you like to build?

☐ Detached house
☐ Semi-detached house
☐ Terrace house
☐ Detached bungalow
☐ Semi-detached bungalow
☐ Apartment/flat
13. Requirements?
How many bedrooms do you require?
☐ 1
☐ 2
☐ 3
☐ 4
☐ 5+
Would you like a garage?
☐ Yes
☐ No

14. What is the maximum amount you could afford for the purchase of a plot and the build of the property?
☐ Under £75,000
☐ £75,000 - £100,000
☐ £100,000 - £125,000
☐ £125,000 - £150,000
☐ £150,000 - £175,000
☐ £175,000 - £200,000
☐ £200,000 - £250,000
☐ £250,000 - £300,000
☐ £300,000+

15. How will you finance your custom build?
☐ a) Owned outright by you without a mortgage
☐ b) Owned by you with a mortgage
☐ c) Part owned with a Housing Association to share the cost of the project

16. If you are a home owner, would you have to sell your property in order to proceed with custom build?
☐ Yes
☐ No

17. How quickly do you think you would be able to progress if a site became available?
☐ Under 6 months
☐ 6-12 months
☐ 18-24 months
☐ 24 months+

Declaration

Please tick this box [☐] to confirm that the custom build property would be your sole residence.
Appendix 2

Questions from the new East Suffolk Self Build Register

Contact Details

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Title</td>
</tr>
<tr>
<td>2</td>
<td>First name</td>
</tr>
<tr>
<td>3</td>
<td>Last name</td>
</tr>
<tr>
<td>4</td>
<td>Email address</td>
</tr>
<tr>
<td>5</td>
<td>Telephone</td>
</tr>
<tr>
<td>6</td>
<td>Home address</td>
</tr>
<tr>
<td>7</td>
<td>Correspondence address (if different from above)</td>
</tr>
</tbody>
</table>

8 How would you prefer to be contacted?

[ ] Email  [ ] Post
About you

9  Are you over 18 years of age?
   To be eligible for the register, you need to be aged 18 or older.
   ☐ Yes
   ☐ No

10 What is your date of birth?

11 Your nationality
   To be eligible for the register, you must be a UK Citizen, European Economic Area Citizen or a national of Switzerland.
   ☐ UK Citizen
   ☐ European Economic Area Citizen
   ☐ A national of Switzerland
   ☐ None of the above

12 What is your nationality?

13 Connection to East Suffolk area
   ☐ I live in East Suffolk
   ☐ I work in East Suffolk
   ☐ I have a family connection in East Suffolk
   ☐ I am a member of the Armed Forces or included within the Armed Forces Covenant
   ☐ None of the above (please give details below)

About your self-build or custom build home

14 Will this property be your sole or main residence?
   To be eligible for the register, you must be seeking to acquire a serviced plot of land to build a house to occupy as your sole or main residence.
   ☐ Yes
   ☐ No

15 Are you intending the property to be occupied with another person on the self-build and custom housebuilding register?
   (eg. your partner or another member of your family)
   ☐ Yes (please provide the full name(s) of the other people on the register below)
   ☐ No

16 Your experience of self-build and custom housebuilding
   ☐ I / we have previous experience of a self-build / custom-build project
   ☐ I / we have undertaken some investigation or background work on self-build / custom build
17 What type of self-build or custom housebuilding build plot are you interested in? (tick all that apply)
- Individual self-build or custom build – purchase of a single plot of land to build your own home to live in. You may do some or all of the build yourself, or employ someone to build the house for you.
- Group self-build or custom build – a group of people come together to design and develop a self or custom build housing development which they then live in. They may build this themselves or with help from a developer to deliver the project.
- Developer-led custom build – a developer divides a larger site into individual plots and provides a design and build service to purchasers enabling people to customise existing house designs. It is likely that these plots will be part of a larger housing scheme. This gives people a chance to tailor existing house designs to suit their own preference and needs.
- Other – please describe below

18 For group self-build or custom build: If the Lead Contact is different to that submitted on the previous pages, please include contact details of the Lead Contact here:

19 For group self-build or custom build: How many members are part of the group?

20 For group self-build or custom build: How many plots do you require?

21 For group self-build or custom build: Does each group member meet the following requirements:
   > Aged 18 or over
   > Is a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland
   > Is seeking to acquire a serviced plot of land in the relevant authority’s area for their own self-build and custom housebuilding.
   - Yes
   - No
   - Not applicable

22 For group self-build or custom build: Please enter below the name and address, date of birth and nationality of each member.
23 What size plot are you interested in?
☐ Up to 200m²
☐ 200m² – 300m²
☐ 300m² – 400m²
☐ Over 400m²
☐ Don’t know

24 Your experience of self-build and custom housebuilding
☐ Detached house
☐ Semi-detached house
☐ Terrace house
☐ Detached bungalow
☐ Semi-detached bungalow
☐ Apartment/flat
☐ Don’t know
☐ Other – please describe here

25 How many bedrooms do you require? (For group custom build tick all that apply)
☐ One
☐ Two
☐ Three
☐ Four
☐ Five
☐ Don’t know
Other - please provide details
26 What location are you looking for? See enclosed map of Parishes

- ANY
- Aldeburgh
- Alderton
- Aldringham Cum Thorpe
- Badingham
- Barnby
- Barsham
- Bawdsey
- Becles
- Benacre
- Benhall
- Blaxhall
- Blundeston
- Blyford
- Blythburgh
- Boulge
- Boyton
- Bramfield
- Brampton With Stoven
- Brandeston
- Bredfield
- Brightwell
- Bromeswell
- Bruisyard
- Bucklesham
- Bungay
- Burgh
- Butley
- Campsea Ashe
- Capel St Andrew
- Carlton Colville
- Charsfield
- Chediston
- Chillesford
- Clifton
- Cookley
- Corton
- Covehithe
- Cransford
- Crafield
- Cretingham
- Culpho
- Dallinghoo
- Darsham
- Debach
- Dennington
- Dunwich
- Earl Soham
- Easton
- Ellough
- Eyke
- Falkenham
- Farnham
- Felixstowe
- Flixton (East)
- Flixton (West)
- Foxhall
- Framlingham
- Friston
- Frostenden
- Gedgrave
- Gisleham
- Great Bealings
- Great Glemham
- Grundisburgh
- Hacheston
- Halesworth
- Hasketon
- Hemley
- Henstead With
- Huller Street
- Heveningham
- Hollesley
- Holton
- Homersfield
- Hoo
- Huntingfield
- Iken
- Ilketshall St Andrew
- Ilketshall St John
- Ilketshall St
- Lawrence
- Ilketshall St
- Margaret
- Kelsale Cum Carlton
- Kesgrave
- Kessingland
- Kettleburgh
- Kirton
- Knodishall
- Leiston Cum
- Sizewell
- Letheringham
- Levington
- Linestead Magna
- Linestead Parva
- Little Bealings
- Little Glemham
- Lound
- Lowestoft
- Marlesford
- Martlesham
- Melton
- Mettingham
- Middleton
- Monewden
- Mutford
- Nacton
- Newbourne
- North Cove
- Orford
- Otley
- Oulton
- Oulton Broad
- Parham
- Peasenhall
- Pettistree
- Playford
- Purdis Farm
- Ramsholt
- Redisham
- Rendham
- Rendlesham
- Reydon
- Ringsfield
- Rumburgh
- Rushmere
- Rushmere St Andrew
- Saxmundham
- Saxted
- Shadingfield
- Shipmeadow
- Shottisham
- Sibton
- Snape
- Somerleyton, Ashby And Herringfleet
- Sotherton
- Sotterley
- South Cove
- South Elmham All Saints And St Nicholas
- South Elmham St
- South Elmhirst James
- South Elmhirst St Margaret
- South Elmhirst St Michael
- South Elmhirst St Peter
- Southwold
- Spexhall
- Sternfield
- Stratford St Andrew
- Stratton Hall
- Sudbourne
- Sutton
- Sutton Heath
- Sweffling
- Swilland
- Theberton
- Thorington
- Trimley St Martin
- Trimley St Mary
- Tuddenham St Martin
- Tunstall
- Ubbelest
- Ufford
- Uggeshall
- Walberswick
- Waldringfield
- Walpole
- Wangford And Henham
- Wantisden
- Wenham
- Westfield
- Westhall
- Westleton
- Weston
- Wickham Market
- Wilingham
- Wissett
- Wintesham
- Woodbridge
- Worlingham
- Wrentham
- Yoxford
28 What is your overall budget for the purchase of a plot and the build of the property?
- Under £100,000
- £100,000 – £200,000
- £200,000 – £300,000
- £300,000 – £400,000
- Over £400,000
- Don’t know

29 How will you finance your self-build or custom build home?
- Owned outright by you without a mortgage
- Owned by you with a mortgage
- Part owned with a Housing Association to share the cost of the project
- Don’t know

Please enter any additional comments

30 When do you think you would start construction after acquiring a plot?
- Under one year
- One to two years
- Two to three years
- Over three years
- Don’t know

31 What are the main reasons for wanting to build your own home?
- To live in a specific location/personal links to an area
- To carry out construction of the house yourself
- Ability to include higher build quality and specifications in your home
- Ability to include higher levels of environmental performance in your home
- Lower running costs
- To create a home with an unique and individual appearance
- To individually design a home which will meet personal needs
- Unable to afford to buy a home
- To learn new skills
- Potential generation of profit
- Other reason – please provide details

32 Please use this box to add any additional information on your application

33 I declare that I am seeking to acquire a serviced plot of land in the East Suffolk District for my own self-build / custom housebuilding
- Yes
- No

34 Date of application