

Another mechanism for providing affordable housing for local people is to enable people to build their own homes, or have them custom-built to their own specification. Government figures indicate that 53% of people would wish to be able to build or specify a new dwelling and the self-build register on the neighbourhood plan website demonstrated strong support from the local community with many people ready to build if the land was made available. Self-build dwellings are likely to cost less than the market equivalent and the dwellings that are built will tend to be better quality with more innovative architecture than a standard developer's offering. Policy HP7 therefore encourages self-build and specifically allocates two sites for self and custom-built homes. Furthermore, it restricts the ownership of individual plots on these sites to individuals with a local connection.

The planning group believe that there is strong demand for this sort of provision with between 40 and 130 people actively seeking self-build plots in the Petersfield area. There are a number of government initiatives in place to try and develop this type of housing, including proposals for Community Right to Build. The demand for this sort of housing is therefore only likely to increase over the lifetime of the plan.

However, it is recognised that this is a significant and unusual allocation which will present challenges in terms of providing coherent supporting infrastructure and services. There are a number of developers who are now adopting a self or custom build model and acting as the co-ordinating agent for the site's infrastructure development. Alternatively, this sort of housing has been delivered in the UK by Community Land Trusts and Co-housing groups. The planning group's assessment is therefore that, whilst this is a bold allocation, it is realistic and deliverable with a little enthusiasm and imagination.

Such a radical allocation does however present risk and it is conceivable that the self-build sites may not deliver housing as envisaged. It is therefore the Town Council's intention to review these sites after five years and, if, despite having been properly prepared and marketed, plots remain available, it will consider whether these sites should be re-allocated as conventional housing.

The sites allocated for self or custom build were chosen as they had no pre-existing developer interest or option at the time the draft plan was first published. Thus, there was no overt expectation from the landowner that these sites were to be allocated for residential housing. Furthermore, one area of site H2 is under Local Authority ownership which, under the emerging Right to Build legislation, will be required to make land available to self-builders.

A more detailed analysis of the likely demand for this type of housing in the Petersfield area, together with a discussion as to how a large development of self or custom built homes might be delivered, is included at Annex C.

Housing Policy 7 (HP7)

Custom and self-build dwellings

Sites H2 and H11, as shown in Table 1, are allocated wholly as self-build sites.

Subject to the application conforming with the appropriate site design brief in section 12 of this Plan and meeting the requirements set out in other appropriate policies of this Plan as well as those within the East Hampshire District Local Plan: Joint Core Strategy:

- a) Planning permission to 'set out' sites H2 and H11 as individual or collections of serviced plots together with the associated supporting infrastructure, will be granted,
- b) Planning permission for either individual self-build or custom build dwellings on plots within sites H2 and H11 submitted by an individual, by a builder or a developer acting on behalf of an individual, or by a community group of individuals such as a Community Land Trust, will be considered favourably.
- c) Planning permission for a self-build dwelling will only be granted for applicants who:
 - i. Demonstrate that they have a local connection (see below) and
 - ii. Undertake in a section 106 agreement that the occupancy of the property will be restricted to people with a local connection in perpetuity and
 - iii. Undertake in a section 106 agreement that they will live in the property as their main residence once it is complete and
 - iv. Undertake in a section 106 agreement that once the development has commenced, they will complete the building of the dwelling within 2 years.
- d) Petersfield Town Council will review this policy at 5 year intervals following the adoption of the PNP to determine whether it is delivering new dwellings as intended. If the allocated sites have:
 - i. been properly prepared
 - ii. robustly marketed at a fair market rate as individual serviced plots,but are not being developed at the rate required to deliver the 112 dwellings within the lifetime of the plan, then the Council will consider reallocating these sites, or parts of these sites, as conventional residential developments. The review will also consider the success of otherwise of the related local connections policy.

Policy HP7 conforms with: NPPF paragraphs 50 and 159. JCS Policies CP10 (Spatial Strategy for Housing), CP11 (Housing Tenure, Type and Mix), CP13 (Affordable Housing on Residential Development Sites)

Continuation of Housing Policy 7 (HP7)

Custom and self-build dwellings – definition of Local Connection

For the purposes of this policy only, a Local Connection is classed as either being by Residency or by Employment and is defined as follows:

a. **Residency qualification:**

- Have been resident in Petersfield or a qualifying parish for 12 continuous months at the time of application or
- Have lived in Petersfield or a qualifying parish for 3 out of previous 5 years or
- Have close family (mother, father, brother or sister, adult children or grandparent) who have been resident for 5 continuous years and continue to be resident in Petersfield or a qualifying parish.

b. **Employment qualification.** An individual will be considered to have a local connection if he/she or his/her partner is in employment which meets all of the following criteria:

- The office or business establishment at which a person is based or from where their work is managed is within Petersfield or a qualifying parish and
- Is in paid employment and
- Works a minimum of 16 hours per week and
- Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment and
- Has a permanent or fixed term contract or is self-employed.

Qualifying parishes are: Colemore and Priors Dean, Hawkley, Greatham, Liss, Rogate, Harting, Buriton, Stroud, Langrish, East Meon, Steep, Froxfield and Sheet. These parishes are shown in Figure 2 below.

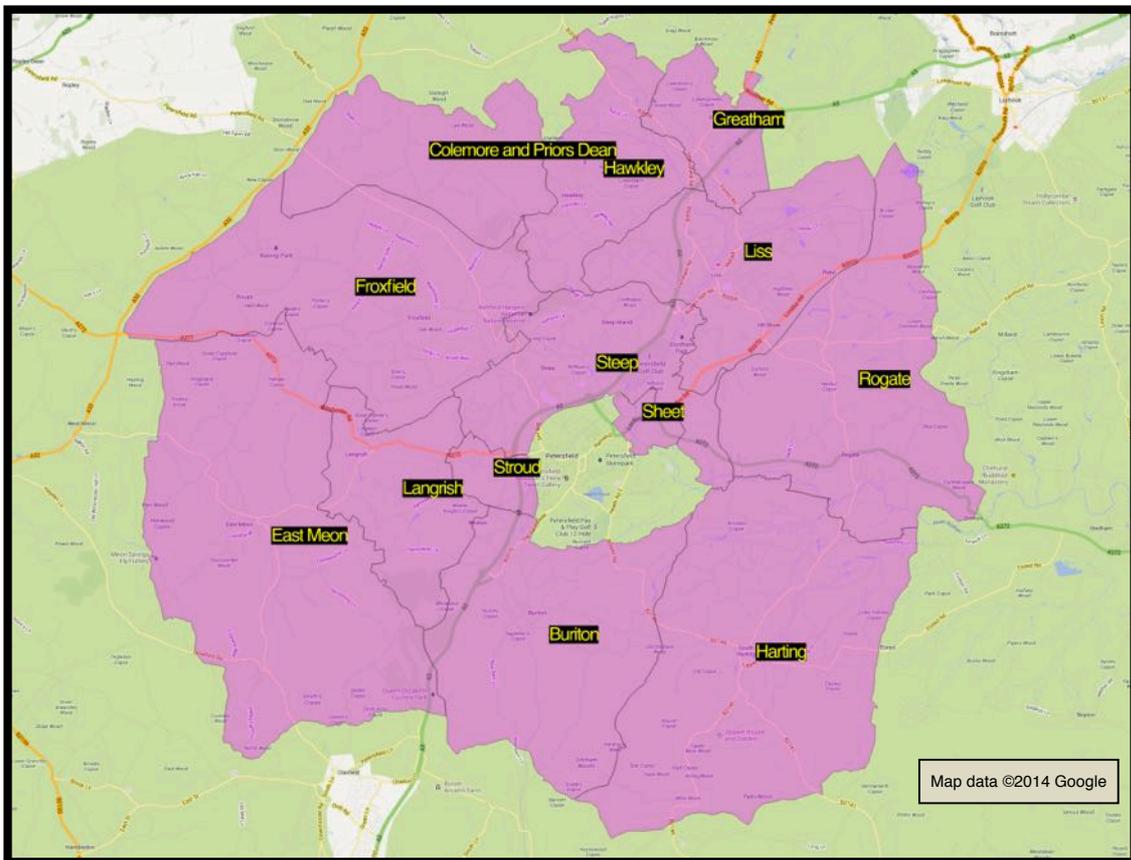


Figure 2 - Qualifying Parishes for Local Connection criteria