

Your contact details

Your details

Organisation:	South Lakes Custom & Self-build Group
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Your agent's details (if you have one)

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***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one - where an email address is supplied, future contact will be made electronically.**

This response contains pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the Development Plans team on tel: **01539 793388**.

Completed forms can be sent to:

Email: **developmentplans@southlakeland.gov.uk**

By post to:

**Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DQ**



Issues and Options Consultation

Consultation Response Form

Your comments

About Development Management Policies DPD Issues and Options Discussion Paper

Please complete a separate sheet for each 'Policy Area' you wish to comment on and, if appropriate, give the question number you are commenting on.

Please indicate which policy area your response relates to:

Policy area	Tick (✓) as appropriate
General Requirements	
Housing	✓
Economy, Town Centres and Tourism	
Quality Environment and Quality Design	
Sustainable Communities and Health & Wellbeing	
Sustainable Travel and Access	

Please make your comments below on the 'Policy Area' you have selected. Where appropriate, make reference to:

- the Topic you are referring to;
- your preferred Option, and;
- the question number asked in the Discussion Paper

Topic Area:	Self-build and Custom Housing
Preferred Option:	Option 3
Question Number referred to:	9

Your comments

There appears to be a demand in South Lakeland for “normal” people to self-build “normal” houses but this is stifled by the lack of affordable plots. The Self-build and Custom Build Housing Act confirms it has been assessed there is a demand nationally for self-build and the local demand should not be denied due to the lack of local data.

In terms of local information currently available:

- The current SLDC self-build register is very poorly publicised and will therefore only be responded to by only a small percentage of potential self-builders.
- Potential self-builders have already discounted the option of self-build due to the longstanding lack of affordable plots.
- There has been the initiation of self-build groups in South Lakeland, notable in Kendal and Ulverston.

As a result, I urge SLDC to bring forward the SHMA in order get a formal assessment of demand as soon as practicable.

It should be noted that amongst the Vanguard Councils (Self and Custom Build Housing Act) is Teignbridge which has similar issues regarding housing affordability in a “desirable” part of the country. They have a policy for a compulsory percentage of self-build on developments. I would ask SLDC to examine the basis for Teignbridge’s decision and whether a similar policy should be implemented in South Lakeland in order to make homes more affordable.

(continue on a separate sheet if required)

Are there any other topics you think we have missed? You may wish to refer to Section 8 of the Discussion Paper 'Other Saved Local Plan Policies'.

No

(continue on a separate sheet if required)

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No

(continue on a separate sheet if required)



Development Management Policies Development Plan Document (DPD):

Issues and Options Consultation

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Please provide any other comments you wish to make in the box below:

Additionally, the incorporation of the principle of self-build into suggested policy regarding starter homes (section 3.12) would improve affordability.

(continue on a separate sheet if required)

Thank you for your views and suggestions.

We would be grateful if you could complete and return the Equalities Monitoring Form below.

