

Your contact details

Your details

Organisation:	CRESSBROOK DEVELOPMENTS LTD
Name:	
Address:	C/O AGENT
Postcode:	
Telephone:	
Email*:	

Your agent's details (if you have one)

Organisation:	INDIGO PLANNING
Name:	
Address:	
Postcode:	
Telephone:	
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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 BUILD HOUSING
Preferred Option:	PLEASE REFER TO COVERING LETTER
Question Number referred to:	8

Your comments

PLEASE REFER TO COVER LETTER

(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'.

(continue on a separate sheet if required)

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(continue on a separate sheet if required)



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South Lakeland District Council
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By email and post
developmentplans@southlakeland.gov.uk
let.007.AJ.SF.23670001

8 January 2016

Dear Sir/Madam

**LOCAL PLAN DEVELOPMENT MANAGEMENT POLICIES ISSUES AND
OPTIONS DISCUSSION PAPER**

We write on behalf of Cressbrook Developments Ltd in response to consultation on the Local Plan Development Management Policies (DMP) Issues and Options. Cressbrook Developments Ltd is a privately-owned construction company based in Kirby Lonsdale.

It is requested that these representations are taken into account as the Local Plan progresses and that we are placed on the mailing list to receive updates on the various consultation stages.

We are supportive in principle of the aims of the Local Plan in terms of encouraging development and ensuring high quality schemes are delivered across the Borough. At this early stage, we have focused on a single matter, discussed below, and reserve the right to comment on the rest of the Local Plan as it progresses.

Self-build and custom build housing

Question 8 – Which option do you think is appropriate?

The need to provide mixed and sustainable communities is at the heart of the National Planning Policy Framework (NPPF). It is important that a wide choice of housing is available within an area to cater for the differing needs of the population.

The Government is keen to encourage and promote house building and home ownership. There is support for mechanisms being put in place by central government to assist those wishing to build their own home. However, consideration is required as to how this is presented in policy terms.

The focus of these representations is on option 3, which is not supported, as there is objection towards imposing a requirement on sites above a particular threshold to include an element of self-build and custom-build plots.

It would be onerous and unacceptable for policy to require a percentage of self-build/custom build plots to be made available on new residential schemes without knowing whether these types of plots are even required by the local community.

It is understood from the discussion paper that the existing demand for self-build/custom build plots will be assessed as part of the updated Strategic Housing Market Assessment (SHMA) in 2017. However, this research is crucial before any policies on self-build/custom-build can be progressed.

Furthermore, even if a demand for self-build/custom-build is revealed, how this might impact upon scheme viability needs to be considered.

A number of residential developments are already faced with requirements to provide affordable housing as part of schemes and the requirement to reserve a number of plots for self-build/custom build further reduces the level of market housing that can be delivered on a site. This could impact severely on scheme viability and risk hindering the deliverability of new residential schemes.

Any policy relating to self-build/custom-build house building must be underpinned by clear evidence that there is a demand from people wishing to build their own homes in the area. In addition, it is important that any future policies are flexible and do not impose a requirement for schemes to make an allowance for self-build/custom build plots.

An alternative and better solution would be to identify specific sites/plots for self-build/custom build projects rather than trying to integrate them within larger schemes being delivered by house builders.

We request that these comments are taken into account as the Local Plan DMP progresses.

If you do have any queries, or should wish to discuss matters further, then please do not hesitate to contact me.

Yours faithfully



Amy James

Enc: Completed Questionnaire

cc: Cressbrook Developments Ltd