

SA Appendix X: Self-Build & Custom Housebuilding

| SAP Scenarios (each assumes all other SAP Site Proposals included) | | | | | | | | | | |
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| | <p style="text-align: center;">Assessment of Effects:</p> <p style="text-align: center;">Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative, and synergistic); Uncertainty</p> | | | | | | | | | |
| SAP Scenario Number | SB1 | SB2a | SB2b | SB2c | SB2d | SB3a | SB3b | SB4 | SB5 | |
| SA Objective | All Amber Sites | All Amber Sites; exclude Amber sites in Category 4 LSVs | All amber Sites; exclude Amber sites in Category 3 & 4 LSVs | All amber Sites; exclude Amber sites in Category 2, 3 & 4 LSVs | All Amber Sites; exclude Category 1, 2, 3 & 4 LSVs & LRSs | Exclude Amber Sites with capacity <30 dwellings | Exclude Amber Sites with capacity <100 dwellings | All Amber Sites exclude those in made NDPs & to referendum NDPs | Exclude Amber sites in LSVs that have exceeded CS.15 provision | |
| 1 Heritage To conserve designated & non-designated heritage assets & their surroundings | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| | Sites potentially suitable for self-build & custom housebuilding tend to be smaller at 5 -15 plots & therefore, less likely to have significant effects on the historic environment. | | | | | | | | | |
| 2 Landscape To protect, enhance & manage the character & | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |

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| appearance of the landscape & townscape | Sites potentially suitable for self-build & custom housebuilding tend to be smaller at 5 -15 plots & therefore, less likely to have significant effects on the landscape or townscape. Overall numbers are low & about 100 plots have been identified to date. It is likely that such sites may be easier to be accommodated within the local landscape with insignificant effects. | | | | | | | | | |
| 3 Biodiversity & Geodiversity To protect, enhance & manage | | + | + | + | + | + | + | + | + | + |
| | The revised NPPF (2019 ¹) is stronger than the previous NPPF with regard to requirements and para 170 (d) requires plans to minimise impacts on biodiversity & to provide net gains. All self-build & custom-build housing could provide net gains for biodiversity indicating minor positive effects overall for each scenario. | | | | | | | | | |
| 4 Flooding To reduce flooding | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | All sites should have neutral effects for flooding as all development must comply with national and Core Strategy policy. | | | | | | | | | |
| 5 Traffic To minimise the district's contribution to climate change | | 0? | 0 | 0 | 0 | 0 | 0? | 0 | 0 | 0? |
| | Overall numbers are low & about 100 plots have been identified to date. It is likely that such sites may be easier to be accommodated within settlements & therefore, likely neutral effects. Some uncertainty indicated due the higher quanta of development overall in Scenarios 1, 3a & 5. | | | | | | | | | |
| 6 Green Infrastructure | | +? | +? | +? | +? | +? | +? | +? | +? | +? |

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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| To plan for the anticipated levels of climate change | Overall numbers are low & about 100 plots have been identified to date. It is likely that such smaller sites are less able to contribute GI that might link to the wider network & contribute wider multifunctional benefits – therefore, some uncertainty. | | | | | | | | | | | | | | | | | | | | |
| 7 Minerals; Agriculture To protect & conserve natural resources | <table border="1" style="width: 100%; height: 70px;"> <tr> <td style="width: 25%;"></td> <td style="text-align: center;">0</td> </tr> </table> | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| 8 Air Quality (AQ); Water Quality (WQ) To reduce pollution | <table border="1" style="width: 100%; height: 70px;"> <tr> <td style="width: 25%;"></td> <td style="text-align: center;">0</td> </tr> </table> | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| 9 Waste To reduce waste generation and disposal | <table border="1" style="width: 100%; height: 70px;"> <tr> <td style="width: 25%;"></td> <td style="text-align: center;">0</td> </tr> </table> | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| 10 Accessibility & Transport To increase sustainable transport & reduce need to travel | <table border="1" style="width: 100%; height: 70px;"> <tr> <td style="width: 25%;"></td> <td style="text-align: center;">0</td> </tr> </table> | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| 11 Rural Communities To reduce barriers for those living in rural areas | <table border="1" style="width: 100%; height: 70px;"> <tr> <td style="width: 25%;"></td> <td style="text-align: center;">0</td> </tr> </table> | | | | | | | | | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | | | | | | |
| | Overall numbers are low & about 100 plots have been identified to date. It is likely that such sites will not have a significant negative or positive effect individually or cumulatively for settlements & the district as a whole. | | | | | | | | | | | | | | | | | | | | |

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| 12 Settlement Identity To protect character & separate identity – protect integrity of district’s countryside | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Overall numbers are low & about 100 plots have been identified to date. It is likely that such sites will not have a significant adverse or positive effect individually or cumulatively for settlements & the district as a whole. | | | | | | | | | |
| 13 Housing To provide affordable, environmentally sound & good quality for all | 13A Total Housing (TH) capacity | + | + | + | --? | --? | --? | --? | + | + |
| | 13B Affordable Housing (AH) capacity² | N/A |
| | <p>Total Housing: Overall numbers are low & about 100 plots have been identified to date. As site capacities range between 5 & 15 plots, they will contribute small numbers to the overall total housing provision with minor positive effects. For scenarios 2c, 2d, 3a & 3b, there would be no scope for such small sites that are the most suitable for this type of housing – compared to the other scenarios – and, therefore, major negative effects with some uncertainty indicated. Excluding all LSVs & the 2 LRSs in Scenario 2d & LSVs 2, 3 & 4 in Scenario 2c would limit opportunities for people to build their own homes in the rural areas with negative effects for the district overall.</p> <p>Affordable Housing: It is asserted that it is cheaper to self-build³ houses & therefore, some positive effects perhaps could be indicated for more affordable housing; however, this is not affordable in the sense of meeting the needs of those who cannot yet get onto the housing ladder. Rather, the legislation (Self-Build & Custom Housebuilding Act 2015) provides for an individual or an association of individuals, to build houses to be occupied by those individuals – thus facilitating choice & access to individual house building. Such self-build sites are exempt through national legislation⁴ from the requirement to provide a proportion of affordable dwellings and therefore, it is assumed that this SA objective is not applicable N/A to all the scenarios – including for comparative purposes.</p> | | | | | | | | | |

² Calculated to be around 18 dwellings which approximates to 35 % of total in accordance with the Policy CS.18

³ For example, please see <https://www.which.co.uk/money/mortgages-and-property/new-build-homes/building-your-own-house-akr431z0pvxm>
<https://www.bbc.co.uk/news/magazine-14125196>; <https://www.self-build.co.uk/build-it-awards-all-the-best-home-winners/>

⁴ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

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| 14 Community & Health To improve health, safety & well-being | | + | + | + | + | + | + | + | + | + |
| | Overall numbers are low & about 100 plots have been identified to date. It is likely that such sites will not have a significant adverse or positive effect individually or cumulatively for settlements. However, provision of good quality housing and enabling choice for self-build housing will promote health & wellbeing for those who wish to self-build indicating minor positive effects for the district as a whole. | | | | | | | | | |
| 15 Economy & Employment | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | Overall numbers are low & about 100 plots have been identified to date – for housing only so that neutral effects are indicated. However, enabling people to self-build might support residents to stay/move to a settlement where services & employment might be supported with positive effects – but insignificant for the district as a whole. | | | | | | | | | |