

<b>Policy Area</b>	Housing
<b>Policy</b>	Allocating affordable plots of land for self build
<b>Issue</b>	There are insufficient plots available to meet the demand in the local communities for self build.
<b>Objective</b>	To enable the demand from the local community for self build to be met. To provide sufficient serviced housing plots in order to facilitate the delivery of self build homes.
<b>Evidence</b>	<p><b>Questionnaire and consultation events</b></p> <p>331 of the 1175 households who responded to the St Agnes Parish Neighbourhood Development Plan Questionnaire (question20) were interested in a plot of land that they could afford on which to build. This represents 12% of the respondents.</p> <p>70% of these respondents (question 21) had a preference for a building plot supplied with services including water, electricity and foul drainage.</p> <p><b>Cornwall Council</b></p> <p>The Self- build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area for their own self build and custom build housing and to publicise that register.</p> <p>A serviced plot of land is defined in the 2015 Act as amended by the 2016 Act as “.. a plot of land that – a) Has access to a public highway and has connections for electricity, water and waste water, or b) can be provided with those things in specified circumstances or within a specified period.</p> <p>Further guidance is provided by the Self-build and Custom Housebuilding Act 2015; The Self-build and Custom Housebuilding (Register) Regulations 2016 and the Housing and Planning Act 2016 and the National Planning Practice Guidance.</p> <p>The Self -build and Custom Housebuilding Register was established in April 2016 and has been available for people</p>

	<p>to submit details through Cornwall Council's online form. Between 1st April and 30th October 2016. 12 people from the St Agnes Community Network Area have expressed an interest.</p> <p><b>Cornwall Community Land Trust</b> Self-build is one of the models of development supported by the CLT which intends to increase the numbers of homes built per year to 50+ by 2019.</p>
<p><b>Policy direction</b></p>	<p><b>Improving access to affordable housing by enabling local residents to build their own homes, with a preference for serviced plots.</b></p> <p>St Agnes Parish has a significant number of families who have been here for many years. The availability of low cost self build plots will enable many of the younger people to remain in, or return, to the Parish and to continue with their family and friend contacts.</p>
<p><b>Policy wording</b></p>	<p><b>The policy is yet to be drafted</b> however self-build could take place on exception sites and the policy could then restrict the type of build permissible. To achieve more affordable plots, plot and building size could be restricted. Priority could be for persons with a local connection.</p>
<p><b>Links to other policies</b></p>	<p><b>National Planning Policy Framework</b> Paragraph 50 requires the delivery of a wider choice of high quality homes, promoting the identification of the "size, type, tenure and range of housing that is required in particular locations, reflecting local demand."</p> <p><b>Cornwall Local Plan</b></p> <p>Paragraph 2.22 emphasises that good quality housing is vital for the physical and mental well being of individuals and the wider community. Reference is made in this context to the need for affordability and the desire to build our own homes.</p> <p>2.29 of the Cornwall Local Plan states that "The government is keen to help individuals commission their own homes either through self build or custom build." This is reinforced by Policy 6 which asks that proposals should address this need.</p> <p>Policy 9 states that the Council would give support to development in the Rural exception sites where this is low cost and meets the needs of local people</p>

	<ol style="list-style-type: none"> <li>1. Provision of affordable housing</li> <li>2. Housing that meets special needs</li> <li>3. Provision for the elderly, vulnerable and disabled to enable independent living</li> </ol> <p><b>St Agnes Parish NDP Emerging Policies</b>  Affordable Homes  Settlement boundary  Village Character  Design Guide</p>
<b>Observations from responses to questionnaire and consultation events</b>	Needs to be checked.