

10. Self-build and custom-build housing

- 10.1.1. National policy requires local plans to consider the housing needed for different groups in the community, including people wishing to commission or build their own homes.

10.2. Self-build register

- 10.2.1. We are also obliged to maintain a register of those who wish to buy a plot of land to build their home in the Dorset Council area. Optionally, the self-build register can be divided into two parts. Part 1 can have criteria associated with entry onto the register whereas Part 2 must be open to all. We are required to grant planning permissions for serviced plots of land to meet the demand for self-build as established through Part 1 of the register. We are then required to monitor self-build demand against supply to demonstrate that sufficient plots have been granted consent to meet the demand.
- 10.2.2. The Dorset Council self-build register was introduced on 31 October 2020 and was divided into two parts. There is 'a local connection test' applied to Part 1 meaning that people need to have a connection to the local area to be on the register. We monitor the supply of self-build housing through the issuing of Self Build Community Infrastructure Levy (CIL) exemptions (Part 1). To date, as demonstrated through the CIL exemptions, we have granted planning permission for enough plots to meet the need. We must also have regard to the Part 2 register in our planning, housing, land disposal and regeneration functions.

10.3. Self-build plot delivery

- 10.3.1. In the January 2021 Local Plan consultation, we proposed that self-build homes could be delivered within settlement boundaries, through the redevelopment of existing dwellings or as rural workers' dwellings. We also proposed that self-build homes could be delivered as affordable housing on rural exception sites.
- 10.3.2. Responses to the January 2021 Local Plan consultation were generally supportive of this proposed approach to self-build plot delivery. Town and parish councils, the public and the development industry were all supportive of the specific site allocations. However, some responses suggested that additional smaller sites for self-build homes should be identified.

10.3.3. In this consultation, we propose a Flexible Settlements Policy (Section 5) which we consider will improve the delivery of self-build developments and enable the need to be met more easily. It would allow developments of up to 30 dwellings adjacent to listed settlements meaning that delivery of self-build homes would be enabled through this policy.

Question 31: We have suggested that the Local Plan should include a flexible settlements policy which would allow new homes around certain towns and villages. What impact, if any, do you think the proposed flexible settlements policy might have on opportunities for self-build homes?

- a. High impact
- b. Some impact
- c. No impact

Please provide further comments or reasoning.

Question 32: Is there anything else we should do to increase the supply of self-build plots?