

## **Self-Building and the Dursley Neighbourhood Development Plan**

It would be **beneficial** to Dursley to add policies and guidance into the NDP which positively **promote** the self-building of private homes by **local** people.

**Self-Builders** will help Dursley to achieve these **common Objectives**:

### **Housing**

**Retain a strong community by ensuring a mix of home types and tenures which are appropriate in development scale and respond flexibly to Dursley's changing needs through:**

- Supporting a range of housing to maintain our mixed community (single, starter homes, growing families and lifetime homes including affordable housing).
- Developing Lifetime homes (to meet changing family needs including adequate parking).
- Encouraging energy efficient housing that is easy to heat and maintain.
- Supporting small infill and small development sites.

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*pt.3 **Self or custom build homes help local young families on modest incomes to get a foot on the housing ladder.** Many people on low incomes opt for a self or custom build home because it is possible to build a home for significantly less than any other route. Up to 50% of the physical costs of building can be saved by eliminating the cost of labour and, where individuals are prepared to use their own time and skills, significant economies can be made. For some people this equates to affordable market housing with no subsidy.*

*Pt.9 **Self and custom builders create stronger and more cohesive neighbourhoods.** Self-builders rarely move; they become pillars of local communities.*

### **Economy**

**Develop and support a strong sustainable local economy, businesses and jobs and increase the attractiveness of the town centre for residents and visitors by:**

- Supporting and encouraging the development of the existing employment base.
- Enabling and encouraging people to work at home or close to home through creating small flexible workspaces, developing live-work units and providing rentable short (hourly) office space.

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*pt.4 **It helps to diversify housing supply.** Both the Office for fair Trading and Royal Institute of British Architects of British Architects have undertaken surveys that how*

*of British Architects have undertaken surveys that show that up to 75% of the public would not consider buying a typical new speculatively built home from one of the volume housebuilders! By facilitating self or custom build you 'widen' the offer, and this in turn can lead to more new homes per year being built/sold.*

*pt.5 **It supports jobs.** Every new self or custom build home sustains seven construction jobs for a year. Most self-builders hire local subcontractors, craftsmen and tradespeople.*

*Pt.7 **It boosts local economic activity.** Typically each self-builder will spend £50,000+ on materials and plant hire. They also spend a similar amount on local tradespeople. This money finds its way into the local economy, helping to boost growth and local prosperity.*

### **Design**

**Provide high quality development within enhanced design standards for Dursley through:**

- Supporting new developments which create a sense of community and incorporate landscaping and planting in their plans.
- Ensuring that appropriately sized open spaces are integral to the design of any new development.

*Pt.8 **Self-builders tend to make their homes more sustainable.** For example they often invest in additional insulation and include green technologies to heat and/or power their homes.*

**Further Comment/Suggestions:**

- A Self-Build Group Project would be an ideal opportunity for supporting a community energy generation scheme.
- Popular TV documentaries such as 'Grand Designs' clearly show the commitment and dedication that most self-builders pour into producing god quality, well-designed homes.
- Great economic benefit to the local councils by virtue of generating higher receipts from the sale of council owned land.

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*Pt. 1 **Self or custom builders will typically pay a premium for land.** While it is unlikely that a volume housebuilder and a self/custom builder would ever directly compete for the same development land, a recent study suggested that a self- builder would pay 30% more for the same opportunity. This means that selling council owned land to self-builders, if packaged appropriately, could generate a higher overall receipt.*

**Updated 6 January 2016 in line with revised draft NDP vision and objectives.**