



**Build
your own
affordable
home!**

1. Introduction

The ‘Build your own affordable home’ scheme is otherwise known as the Single Plot Exceptions Supplementary Planning Document (SPD).

The SPD clarifies how Policy SP9 of the Local Plan can help residents of medium and small rural settlements remain in their village.

The full SPD can be viewed at: www.e-lindsey.gov.uk/Planning/local+plan/local+plan.htm

The SPD has been adapted with permission from Shropshire Council’s SPD on the “Type and affordability of housing”, March 2011.

2. What does the ‘build your own affordable home scheme’ do?

- ④ It allows an applicant to build their own affordable home if they are in housing need and have a local connection to a small rural settlement, or a town, large, medium or small village in the Coastal Zone as defined in the East Lindsey Local Plan.
- ④ It enables residents to remain living in the village when in other circumstances they would have to move.

3. What criteria have to be met?

Single affordable dwellings will be allowed within and adjoining settlements in rural areas including outside the development boundaries provided that ALL of the following criteria are met:

- ④ Applicants will need to demonstrate that they are unable to afford a suitable home currently available in the locality (within the parish). This will be agreed by the Senior Housing Enabling Officer.
- ④ The site is in a location considered suitable for the development of a single affordable dwelling. Such dwellings need to be within or adjoining an existing recognisable settlement and not constitute isolated or sporadic development. A suitable settlement is considered to be a medium or small village as defined in the Core Strategy or a town, large, medium or small village in the Coastal Zone as defined in the East Lindsey Local Plan.
- ④ The design and layout of the proposal are appropriate to the character and appearance of the surrounding area.
- ④ The household is in housing need and has strong local connections (confirmed by the Parish or Town Council) to the area.
- ④ The dwelling is affordable to the applicant and will remain affordable to subsequent occupiers in perpetuity. This will be achieved through a section
 - has some local service(s) or facility(ies), or
 - is within safe walking distance, a short walk of a bus stop that has at least a daily bus service, or within a short car journey (within 5km) of a larger settlement benefiting from some local services or facilities, or
 - It lies within 5km of the place of permanent employment of at least one member of the household.

106 legal agreement.

- ④ Applicants will normally be the prospective occupiers of the proposed affordable dwelling. Speculative development is not permitted.
- ④ The future re-sale value of the affordable home is fixed below market value (80% market value unless otherwise agreed with the LA) to ensure that it remains affordable for subsequent occupiers.

4. What is a recognisable settlement?

- ④ It must be a town, large, medium or small village in the Coastal Zone or a medium or small village elsewhere, as defined in the Core Strategy.

5. When will development not be allowed?

Development will not be permitted on sites which:

- ④ Detract from Areas of Outstanding Natural Beauty or areas of Special Landscape Character;
- ④ Are in completely open countryside, isolated from any recognisable named settlement by open land;
- ④ Are situated within or adjoining a recognisable named settlement but in an elevated, exposed or other prominent position which adversely affects the appearance of the countryside and/or the visual amenity and rural character of the settlement;
- ④ Harm the character or appearance of a Conservation Area;

- ④ Harm the setting of a Listed Building;
- ④ Harm species or sites of nature conservation interest.

6. Local connection

Applicants must meet at least two of the following criteria:

- ④ Their parents were permanently resident in the local area at the time of the applicant's birth;
- ④ The applicant was a permanent resident of the local area for five years as a child and attended a local school;
- ④ They currently live in the local area;
- ④ They have lived in the local area for 15 continuous years as an adult;
- ④ They are currently employed within 5km of the settlement;
- ④ They have a confirmed offer of permanent full-time work in, or close to, the settlement (within 5km);
- ④ Their parents currently live in the local area;
- ④ If over 55, they have a son or daughter or step son/daughter or son/daughter in-law living in the local area or a strong local connection.

7. Housing need

Applicants must evidence that they are in housing need. Applicants must meet one of the following criteria:

- ④ No home of their own, whether owner occupied or private rented.
- ④ Living in unsuitable or inadequate housing to meet existing or future needs.
- ④ A Council or Housing Association tenant and wish to become an owner occupier but cannot afford to access the housing market.

8. Restrictions and the future

- ④ A dwelling size restriction will be imposed. The size of dwellings will normally be restricted to no more than 100sqm gross internal floor space with an overall plot not normally exceeding 0.1ha.
- ④ The future sale of the property will be fixed to 80% of open market value, unless otherwise agreed by the local authority as detailed in a section 106 agreement. There is no scope for it to enter into the open housing market without recycling of proceeds.
- ④ To ensure the housing is affordable in perpetuity, purchasers of the property. curtilage normally not exceeding 0.1ha.
- ④ Permitted development rights to extend properties in the future will be removed by planning condition in order to ensure that the Council retains control over the future affordability of the property. Future values will in any event be based on original floor space and exclude later additions.

As a requirement of the Section 106 legal agreement, the property cannot change hands without the written consent of East Lindsey District Council. This will only be forthcoming if the Council is satisfied that the new purchaser has a strong local connection as defined in the section 106 legal agreement.

9. Evidence of housing need and local connection

- ④ Assessments of whether a household is in housing need, has strong local connections, and is unable to afford a suitable home in the locality will be made by the Council's Housing Enabling Officer, following completion of a standard form and submission of supporting documentation.
- ④ Local Connection will need to be confirmed by the local Parish Council.

10. Future sales

The following cascade approach must be used when looking to sell the property.

1. Persons with a strong local connection with the local area, where 'local' is defined as within the parish boundary.
2. After a period of three months, persons with a need of affordable housing within the surrounding parishes.
3. After a total period of six months, persons with a need of affordable housing within the East Lindsey District Council area.

4. After a further period of two months, the owner may offer to sell the dwelling to the Council or to a body nominated by the Council at the affordable price.
5. After a further period of one month, if neither the Council nor the body nominated by the Council has indicated in writing an agreement to purchase the dwelling, no local connections restriction remains. The property must still be sold at the affordable price.
6. In the highly unlikely event of the property failing to sell after nine months, the owner may apply to the Council for the affordable price to be removed. If the council agrees to sale on the open market, then 50% of the value of the difference between the affordable and market prices will be recycled into the provision of affordable dwellings elsewhere.
7. Appropriate attempts must be made to market the property and the Council may request evidence of the marketing that has been carried out on the property before any restrictions will be removed.
8. Subject to agreement from the Council's Housing Strategy Team, at any point during the sale period the property can be amended to rented accommodation for an applicant from the Housing Register providing they meet the local connection criteria.

12. Contact details

For further information on 'Build your own affordable home' or to make an application for the scheme, please contact:

Senior Housing Enabling Officer
East Lindsey District Council
Tedder Hall
Manby Park
Louth
Lincs
LN11 8UP
Tel: 01507 613148

For information on pre application advice or making a planning application please contact:

Development Control
East Lindsey District Council
Tedder Hall
Manby Park
Louth
Lincs
LN11 8UP
Tel: 01507 613175 or 613176