

Self-Build Delivery Statement

Land at Sodbury Road, Wickwar

Bloor Homes South West
March 2022

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Client

Bloor Homes South West

Our reference

BLOA3039

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1. Introduction and Policy Context

1.1 This Statement has been prepared by **Turley** to accompany an application for Planning Permission submitted by **Bloor Homes South West Limited** ["Bloor Homes"] for development at **Sodbury Road, Wickwar** within the administrative area of South Gloucestershire Council.

1.2 The application is submitted in Outline form, with all matters reserved for later approval other than main access from Sodbury Road. The description of the proposed development is as follows:

"Outline application (with all matters reserved except for main vehicular access(es) from Sodbury Road) for up to 180 dwellings, a local shop and associated infrastructure"

1.3 Policy PSP42 of the South Gloucestershire Policies, Sites and Places Plan (adopted November 2017 requires:

"developers to supply at least 5% of the total dwellings on residential and mixed-use sites of over 100 dwellings, for sale to self and custom builders"

1.4 Policy PSP42 reflects the requirements in the NPPF (Para 62) that "the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies", including for people wishing to commission or build their own homes. Policy PSP42 also contributes to the Council's obligations under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

1.5 As requested by the Council this statement sets out the proposed approach to Self and Custom Build Housing as part of this proposed development.

1.6 It is expected that final details for this provision will be agreed during the determination period and covered appropriately by conditions and/or obligations with any Outline Planning Permission that is granted.

2. Proposed Development

- 2.1 The proposed development includes up to 180 dwellings with final all matters other than access reserved for later approval.
- 2.2 Provision will be made for Self and Custom Build Housing having regard to Policy PSP42. There is a strong preference for the delivery of Custom Build Homes as Shell Homes, as this has advantages for design and the efficient and safe delivery of homes at the site.
- 2.3 Given the nature of this application submission no specific location for any Self or Custom Build Housing has been identified as layout is a Reserved Matter. It is expected that this matter will be covered by conditions and/or obligations with any Outline Planning Permission that is granted. The phasing for delivery, and timing of such will also be confirmed following further planning stages.

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