



South
Cambridgeshire
District Council

Submission to Department for
Communities and Local Government

Right to Build Vanguards



South Cambridgeshire District Council
Expression of Interest

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Introduction

We have developed an ambitious proposal over the last month. We are confident of its delivery and summarise key elements in this submission, together with a suggested programme. Our proposal is set out against the award criteria. We commit to achieve the milestones set out in the prospectus, to secure at least 100 new plots, and to deliver self or custom built homes on the ground over the next year. We have agreement to continue to work collaboratively with Cambridge City Council to develop and deliver the Vanguard programme across the Greater Cambridge area, and within the context of our City Deal.

Award Criteria

The ambitiousness and deliverability of the local authority's outline plan to deliver (and ideally, to exceed) the requirements of the vanguards against the identified milestones, to the extent that this goes beyond what the local authority planned to deliver anyway.

Without the impetus of the vanguard programme, our plans would have consisted of:

- Continuing to process the K1 co-housing planning application for 40 homes on the northern fringe of Cambridge, but not conducting a review to capture the lessons for the district and also with wider application
- Words of encouragement in the Northstowe Housing Strategy but no suggestion that custom or self build homes would be a requirement of the s106.

In developing this submission, we have developed a work programme that far exceeds what we had already planned. This is described in the Proposed Programme Plan below, and illustrated in the appendices. We will:

- Commit to meet the core requirements of the programme, namely, to open and promote a register for people to register an interest; and to make suitable serviced plots available during the course of the programme and beyond. Draft criteria for the register and actions to bring forward plots are set out in appendices below.
- Conduct an early review of the K1 co-housing scheme in order to apply the lessons to the Vanguard programme.
- Deliver schemes and share learning from projects focussed on large-scale developments and village sites including rural exception sites, as well as all other data agreed.
- Run a design competition in order to promote the Vanguard programme, demonstrate the variety and potential of right to build, and attract designers and developers to such projects.
- Explore the local demand for co-housing, custom build, self-build and community land trusts, as well as other mechanisms that are suggested.
- Provide in-house advice and support to people interested in developing their own homes through our housing delivery company.

We are confident of our ability to deliver for a wide-range of reasons, and believe we are ideally placed to participate in the Vanguard programme. As a summary:

- We have delivered the K1 co-housing scheme in partnership with Cambridge City Council and therefore have practical experience as well as knowledge to draw on.

- Through supporting and enabling the K1 scheme, we have built effective networks. We will draw on these to provide external advice and support for the Vanguard programme. We will also use these networks to promote the register that we will launch in October.
- As a growth area, we are delivering large scale strategic sites. Taylor Wimpey has offered to participate in the Vanguard programme at its development at Cambourne. This is a new village of 4250 homes, at the stage of building out the last 950 homes, with additional proposals for further homes on the edge of the village.
- We have a strong record of delivering rural exception sites, completing 420 new homes over the last eight years. Laragh Partnerships has offered to include six sites in the Vanguard programme.
- We are delivering Northstowe, a new town of 10,000 homes, with the Homes and Communities Agency submitting the Phase 2 application for 3,500 homes this August. We have agreement, in principle, to include self and custom build in the s106 Agreement.
- We host the sub-regional Choice Based Lettings system, and are therefore ideally placed to procure an additional module from Locata to deliver a register for people interested in building their own home, and for landowners willing to offer plots.
- We have our own Housing Company, and are setting up a Housing Delivery Vehicle. Therefore we are well-positioned to provide advice and support to people interested in self or custom build from our in-house team.
- We have political support, and our Vanguard programme will be led by the Portfolio Holder for Strategic Planning and Transportation. He is committed to developing a new understanding of affordable housing, that is, housing affordable for local people.

The amount of land the authority envisages being able to secure to meet local demand, from its own land and other sources.

We expect to secure more than 100 plots to be available for custom or self build. We have set a cautious target as we do not know how many landowners and developers will want to participate, nor how many people will register interest in purchasing plots.

Our estimation is based on the following data:

- Taylor Wimpey is implementing planning consent to build 950 homes at Cambourne. They are 'delighted' to work with this project, and have identified potential for 5 plots over the next year with additional in future years.
- Laragh Partnerships is another housebuilder that is 'keen' to participate. They have identified sites in six villages with approximately 90 plots. We expect around 15% of these to be made available for custom build, as the sites are rural housing exception sites.
- K1 co-housing group has submitted a planning application for 40 homes at Orchard Park.
- The Homes and Communities Agency is due to submit an outline planning application in August, for Northstowe Phase 2 including 3,500 homes. In principle, it is agreed that the s106 agreement will include a commitment to provide land for custom build. This is expected to make at least 50 plots available.
- There is potential for up to 40 plots to be made available at Fen Drayton.
- Further plots will be identified through pro-actively contacting developers and agents and through general marketing of the scheme.
- We have retained our housing stock, but own little land, and therefore have not included any plots from land we currently own.

Proposed Programme

September	<ul style="list-style-type: none">i) Agree milestones, project plan and funding agreement with DCLGii) Appoint external advice and supportiii) Establish steering groupiv) First meetings with Cambridge City Council, and with interested landownersv) Establish links with National Self Build Association and other relevant bodies including local builders serving the self-build marketvi) Agree criteria for the Right to Build Registervii) Commission module for the registers of interested people and plots of land - to link to the Housing Register and Choice Based Lettings Schemeviii) Agree Promotion Strategyix) Recruit Project Officer
October	<ul style="list-style-type: none">i) 'Go Live' with the Right to Build Register Phase 1 for interested peopleii) Market the Register including media launch and promotion through existing groupsiii) Launch design competition for an identified site, in association with the National Self Build Association, if agreed, and based on its SelfBuild on a Shoestring Ideas Competitioniv) Promote the scheme to local planning agents and local housebuilders, at Agents Forum and through email-shotv) Promote the scheme to major housebuilders, including at Northstowe Housebuilders Breakfastvi) Commence project with Taylor Wimpey and Laragh Homes to assess impact on viability of inclusion of custom build on mainstream housing sitesvii) Identify rural exception site to test inclusion of custom build
November	<ul style="list-style-type: none">i) Draft updated Affordable Housing SPD, considerations will include self build housing, and the use of self-build plots to provide cross-subsidy on rural exception sitesii) Determine Planning Application for K1 co-housing scheme, and issue joint press releaseiii) Conduct review of the K1 co-housing process, identifying lessons for other sites in the district and elsewhereiv) Promote custom build to parish councils, including those developing Neighbourhood Plans at Planning Parish Forumv) Contact developers with unimplemented planning permissions to seek interest in making plots available for self-buildvi) Contact landowners covered by the Fen Drayton Supplementary Planning Document (SPD)

December	<ul style="list-style-type: none"> i) Engage with Chamber of Commerce and Cambridge Ahead to consult with employers regarding housing need and appetite for custom build amongst their employees
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January	<ul style="list-style-type: none"> i) 'Go Live' with Phase 2 of the Right to Build Register for landowners ii) Launch register of plots iii) Hold inaugural Meeting of Right to Build Forum for registered applicants, to share good practice and provide network opportunities. Thereafter to meet regularly iv) Review progress, refine project as necessary, and provide first monitoring report
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February	<ul style="list-style-type: none"> i) Hold inaugural meeting of Forum for Landowners, if agreed through earlier engagement ii) Continue to promote and develop the registers iii) Develop 'match-making' linking interested people with landowners iv) Develop business plan for the continuation of the project, including the provision of advice and support potentially through the SCDC Housing Delivery Company, and including facilitation of access to funding
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March	<ul style="list-style-type: none"> i) Include custom build housing within draft s106 Agreement for Northstowe Phase 2 (3,500 homes) ii) Continue to promote and develop the registers iii) Identify particular plots for enabling support to submit planning applications and delivery homes iv) Review progress, refine project as necessary, and provide second monitoring report
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April	<ul style="list-style-type: none"> i) Start on site for K1 Co-Housing Project ii) Review existing self-build initiatives to bring new impetus to activity levels iii) Develop succession plan/exit strategy
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May	<ul style="list-style-type: none"> i) Assess feasibility of call for land in connection with village and Neighbourhood Plans for sites that could be used for primarily affordable custom build projects. These could be vested in community land trusts, drawing on experience of East Cambridgeshire. We would work with Foundation East, acting as the East of England Community Land Trust Umbrella body.
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June	<ul style="list-style-type: none"> i) Review progress, and provide third and final monitoring report ii) Implement succession plan, and mainstream the Vanguard programme
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