

Routes to Delivery

A report into how Community-led Housing can contribute to addressing Oxford's housing need

Appendix 5: Planning Policy examples in adopted Local Plans



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Brighton and Hove

Brighton and Hove Council are quite proactive in encouraging and supporting cohousing and other forms of community-led housing. However, the Local Plan (as at March 2018) does not include a specific community-led housing policy or any reference to community land trusts or community-led housing in supporting text. There are many references in both the policies and supporting text to achievement of ‘mixed and sustainable communities’ (eg SA6, CP14 and CP19).

Cornwall

There are references to community land trusts and community-based initiatives in Cornwall’s adopted Local Plan: Policy 2 Spatial strategy para 2d “Supporting the delivery of made Neighbourhood Plans and other community-based initiatives that help to make communities more resilient”; and Policy 6 Housing Mix – p40 supporting text “Community Land Trusts can provide an opportunity for affordable self-build schemes.”

East Cambridgeshire

East Cams is another high land/property price area. Community land trusts are specifically mentioned Local Plan (Proposed Submission version) in relation to windfall development.

3.3.8 Finally, it is reasonable for a Local Plan to make an allowance for (usually small) sites coming forward on unallocated land for residential development. ... and reflecting the

Council’s corporate priorities, a minimum of 210 homes are anticipated to come forward via Community Land Trust (CLT) schemes on non-allocated sites in the plan period.”

(The 210 community land trust homes are expected to be delivered at a rate of 15 per year from 2022 to 2036.)

Section 4 is about community-led development.

4.2.1 East Cambridgeshire District Council has a vision to deliver affordable and sustainable development, with communities playing a greater part in delivering growth. It is a corporate priority to help make this happen.

4.2.2 The Council seeks community-led developments, primarily via Community Land Trusts (CLTs), to come forward all over the district. For example, it could be a small affordable housing scheme in a rural village, a mixed housing and commercial scheme in a medium size settlement, or a large scale housing and employment scheme in one of the market towns. This Local Plan will help to deliver whatever it is that the community wants to deliver.

4.2.3 Active CLTs across East Cambridgeshire are continuing to move forward bringing together developers, landowners and residents for the good of a town or village. They are delivering new homes, business units, health facilities and community spaces.

4.2.4 The Council sees community-led development schemes as a great way

¹ This review is based on material provided by Jo Lavis www.ruralhousingsolutions.co.uk with input

from ACRE members (Action with Communities in Rural England) in March 2018

of helping local residents get affordable homes as well as the infrastructure which is often missing in our more rural areas. These schemes also provide important additionality in terms of wider community benefits, such as community assets and open space. Community-led developments are the product of collaboration between developers, landowners and communities – with each project creating lasting benefits for towns and villages for generations to come.

4.2.5 Policy LP5 below is a flexible policy, encouraging and supporting community-led development schemes to come forward. As a conservative estimate, the Council believes at least 500 dwellings on unallocated sites (plus more on allocated sites) will come forward via community-led development schemes, and the Council is committing considerable resources to make that happen. The Mayor of the Combined Authority has also made it clear the CLTs are a priority form of development to be supported.

Policy LP5: Community-led Development

The Council is very supportive of community-led development. This may include schemes involving housing, small business units and other appropriate uses.

In principle, there will be a presumption in favour of genuine community-led development schemes, even on land not allocated for development and including on land outside of development envelopes, subject to meeting criteria (with further details on these criteria as set out in a Supplementary Planning Document (SPD).

Arun District Council, Sussex

Arun’s “Raise the Roof” Housing strategy details how the LA supports this approach and affords CLTs the same status as RPs, eligible for grant and commuted sums. “Since the *Raise the Roof* housing strategy was launched in 2010 it has surpassed many of the targets set, including exceeding the objective of building 1,000 affordable homes for sale or rent.”

The Local Plan specifies 3.12 “Community Land Trusts (CLT) will be promoted by the Council as one mechanism for delivering additional affordable housing in Arun. ... Planning obligations may include prescriptive restrictions to deliver affordable housing, that require developers to endow a CLT with a proportion of the land for affordable housing and/or other community purposes. In delivering a supply of affordable housing, the Council will consider and promote a range of development options. The CLT mechanism can contribute to maintaining housing affordability, provide low cost workspace for local services and simultaneously capture increases in land value for lasting community benefit.”

Policy H SP2 Affordable housing “...Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council’s Developer and Partner Charter Plus.”

London

The draft London Plan refers to community-led housing in policies re small sites (‘pro-actively support well-designed new homes on small sites through both planning decisions and plan-making’), housing mix (should have regard to:... the potential for custom-build and community-led housing schemes) and refers in various places to ‘genuinely’ affordable homes.

The London Housing Strategy has a section on CLH and emphasizes support for the London Housing Hub, grants for CLH, and the Small Sites Small Builders initiative.

The 'Small Sites, Small Builders' programme aims to bring forward small publicly owned sites to boost the capital's small homebuilders sector and increase the supply of new and genuinely affordable homes. To pilot his new approach, the Mayor has instructed Transport for London to bring forward 10 of its small sites for development, with capacity for between two and 42 homes. A simple bidding process will be used to make the land accessible, with standardised legal contracts, and two of the sites will be dedicated specifically to community-led housing groups.

Some of the provisions in the London Housing Strategy on transparency, use of publicly owned land for affordable housing, and the emphasis on unlocking small sites could help community-led housing schemes.