

Introduction to the Right to Build – Mid Devon District Council



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&

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Mid Devon Background

- **Self-Build Register**
- **New Burdens Funding** - £90,000 between 2016/17 and 2019/20 “to take account of additional dedicated resource required to identify land to satisfy the demand on the register”.
- **Local Plan Review** – 5% CSB on sites of 20 dwellings or more.
- **Culm Garden Village** – Potential to deliver up to 5,000 sustainable new homes (with at least 5% CSB)



Right to Build Task Force Support

- **Commissioned the Right to Build Task Force in 2018**

- *Secondment of a Custom and Self Build Officer*
- *Winning hearts and minds and building local capacity*
- *Written technical advice*
- *Technical advice provided on a call-off basis*

Package of measures

How Councils can assist in bringing forward opportunities

Promotion

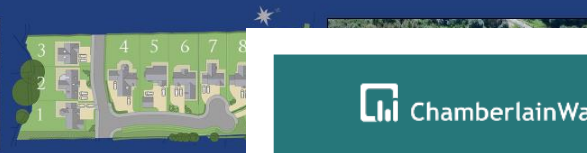
- Promote to landowners and communities (info flyers)
- Promote through NP process
- Establish landowner Forum
- Refresh and promote Register and link to register of land

Facilitation

- Future Local Plan allocations
- Adopt planning guidance to support delivery
- Better understand delivery models and how to facilitate
- Establish in-house advisory service to Custom/Self Builders

Enabling

- Work with landowners to identify opportunities
- Identify own land to bring forward opportunities
- Create revolving fund to support site servicing



 ChamberlainWalker

Analysis of the economic benefits of self-build and custom housebuilding to the local economy

A ChamberlainWalker Economics Ltd report for Mid-Devon District Council, commissioned by the Right to Build Task Force, December 2019

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Subsequent work with the Right to Build Task Force

- *CSB still an emerging market so a constant process of learning*
- *Maintaining 2-way communication with the Task Force*
- *Shaping industry guidance*
- *Providing advice to other local authorities*
- *Sharing learning and good practice*

The screenshot displays the website for the Right to Build Task Force. The top navigation bar includes links for 'OUR MISSION', 'WHAT WE OFFER', 'RESOURCES', 'THE TEAM', and 'ABOUT'. The main content area is titled 'Planning: Good Practice Guidance' and includes a sub-header: 'The overview, together with the associated planning guidance documents and appendices, provides good practice guidance to support the delivery of custom and self-build homes in England. The documents complement existing legislation and regulations, together with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). The guidance is published by the Right to Build Task Force and is regularly updated to reflect emerging good practice and in response to any relevant changes in legislation, regulation, or policy.'

Below this text is a list of sections: 'Introduction and Definitions', 'Plan Making and Policies', 'Decision Taking', 'Engaging', and 'Appendices'. A search bar and 'Log Out' button are visible in the middle of the page. The footer area contains the 'Right to BUILD TASK FORCE' logo with the tagline 'Guidance to help deliver more homes', the 'Ministry of Housing, Communities & Local Government' logo, and the 'NACSBA' logo.

The 'Advice Notes' section is also visible, with a sub-header: 'This collection of notes provides clear practical advice and information on a range of issues including assessing demand for custom and self-build, affordable housing, sources of funding for development, custom and self-build development models and more. By registering on this site you will receive notification when new advice notes or updates are published.'

Under 'Advice Notes', there are two main categories: 'Essentials' and 'Advanced'. The 'Essentials' category includes sub-sections for 'Basics', 'Benefits', 'Finance & Funding', and 'Next Steps'. The 'Advanced' category includes a note: 'The advanced advice notes are coming soon. They will address more complex topics and detailed support, with advice on developing supplementary planning documents and guidance, valuation for custom and self-build, securing custom and self-build with planning conditions and obligations, CIL and more.'

A **NāCSBA** Initiative
Right to
BUILD
TASK FORCE



Supporting Custom and Self Build Delivery in the UK

Mid 
Devon
DISTRICT COUNCIL