

## **Homework Item #16:**

### **Policy HOU 3: Self and custom build dwellings**

**Provide note to set out the amount of self and custom build plots that could be delivered if all sites providing 30 or more homes in the supply (that are not existing commitments) provide 5% self and custom build plots.**

1. In response to a query from the Inspector on day 5, Matter 3 of the Examination Hearings, the Council provides this Note which sets out the potential supply of self/custom build plots.
2. The calculation assumes that Policy HOU3 criterion 2 is applied to all remaining allocated sites of 30+ dwellings, with a provision of 5% negotiated. The base date of the supply is 31/03/2020.
3. As per Table 1<sup>1</sup> overleaf, a potential supply of 271 plots over the plan period is estimated.

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<sup>1</sup> Table 1 has been adapted from the council's 2019/20 'Housing completions and supply summary' table found here: <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/researchand-evidence/housing-monitoring-report/hmu-2019-20-completions-supply.pdf>

<b>Table 1: Self/Custom build provision from allocated sites</b>	<b>No. of dwellings from strategic sites and locations allocated in the Cheshire East Local Plan Strategy and sites allocated in Neighbourhood Development Plans without planning permission.</b>	<b>Projected self/custom build plots via HOU3 - 5% from sites of 30+ dwellings</b>
Crewe	2056	103
Macclesfield	531	27
<b>Principal Towns Total</b>	<b>2587</b>	<b>129</b>
Alsager	178	9
Congleton	630	32
Handforth	1500	75
Knutsford	225	11
Middlewich	200	10
Nantwich	97	5
Poynton	0	
Sandbach	25	
Wilmslow	0	
<b>Key Service Centres Total</b>	<b>2855</b>	<b>142</b>
Alderley Edge	0	
Audlem	0	
Bollington	0	
Bunbury	0	
Chelford	0	
Disley	0	
Goostrey	0	
Haslington	0	
Holmes Chapel	0	
Mobberley	0	
Prestbury	0	
Shavington	0	
Wrenbury	10	
<b>Local Service Centres Total</b>	<b>10</b>	<b>0</b>
<b>Other Settlements and Rural Areas</b>	<b>6</b>	<b>0</b>
<b>Total: All locations</b>	<b>5458</b>	<b>271</b>