

LDC Report Consultation on local connection eligibility.

Consultation period between 8 October and 19 November 2021

Number of respondents: 41.

1. Information about the respondents:

Subscribed to the Register: 30

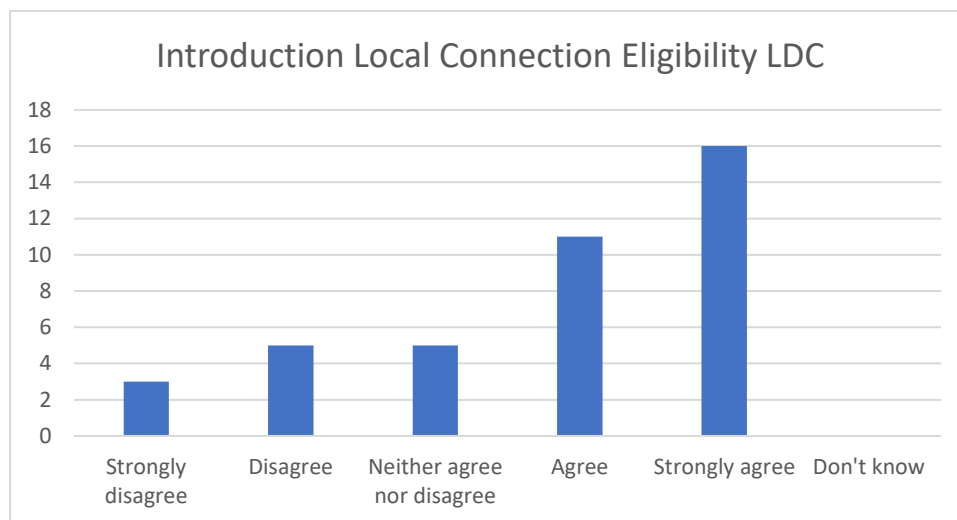
Lewes District resident: 31

Resident outside Lewes: 6

Developer: 2

Representing an organisation: 2 (Telscombe Town Council, Hamsey Parish Council)

2. Opinion about the proposal to introduce a Local Connection Eligibility Test on the Register:



3. Should the Homes First Criteria be applied?

No, the criteria should be more demanding	7
No, the criteria should be less demanding	6
Not sure	14
Yes	13

4. Comments

General comments	Response
<p>It's discriminatory</p> <ul style="list-style-type: none"> <i>We wouldn't qualify because we don't live in the area.</i> <i>It shouldn't be about where you work but where you want your centre of life to be.</i> 	<p>The creation of a Part 1 of the Register has implications for the requirement of the Local Authority to provide serviced plots for Self-build or Custom housebuilding. There are no limitations for individuals on Part 2 of the the Register or individuals who didn't subscribe</p>

<ul style="list-style-type: none"> • <i>The "apartheid approach " to only those who live in Lewes is discriminatory</i> 	<p>at all to the Register to purchase land for Self-build.</p>
<p>New people should be able to come to live in Lewes</p> <ul style="list-style-type: none"> • <i>A quota or proportion of housing should be available to those who are not from the Lewes District, because there will be people made homeless by climate change or weather event in other parts of the world.</i> • <i>How do you then bring new people, money, skills, creativity etc into an area?</i> 	<p>The Self-build Register doesn't have any implications for individuals being allowed or not to self-build. When a plot is available or comes on the market anyone can buy and self-build. The place on the Register doesn't have any implication for this.</p>
<p>Builders and/or developers misuse the rules anyhow</p> <ul style="list-style-type: none"> • <i>Nothing to stop a builder with local link to sell as soon as development completed.</i> • <i>Self Builds and Custom builds should not be on the same register. Take the example of Hamsey Lakes, where a private company owned the land and got planning permission; they in turn are selling the development to a Custom house building company who will offer max 6 designs for wealthy people to choose from, then the same company will build them. How can the LA stop this company from selling to people outside the area? People from our area likely will never be able to afford these premium properties.</i> 	<p>The creation of a Part 1 of the Register has implications for the requirement of the Local Authority to provide serviced plots for Self-build or Custom housebuilding. There are no limitations for individuals on Part 2 of the Register or individuals who didn't subscribe at all to the Register to purchase land for Self-build.</p>
<p>Other <i>The Council should refer to the Bacon report on providing more sites for self-build. In addition, NACSBA reports used in two appeal decisions that the demand for self-build is much greater than the Council lists.</i></p>	<p>https://nacsba.org.uk/ https://www.gov.uk/government/publications/independent-review-into-scaling-up-self-build-and-custom-housebuilding-report</p> <p>We intend to update the information on the Council's website and refer to the Bacon Review and to the National Custom and Self-build Association.</p>

Comments on specific criteria	Response
<p>Criterion: have resided in the Lewes district as your only or principal home for a</p>	<p>We consider the close family relation criterion applies to these examples.</p>

<p>period of at least 3 consecutive years out of the previous 5 years.</p> <p>Comments:</p> <ul style="list-style-type: none"> • <i>An additional criterion: over 10 years of childhood spent living in Lewes. This would allow children who are priced out of currently living in Lewes to join the local register as they are Lewes locals.</i> • <i>Include people who grew up in the District but squeezed out by high local housing costs.</i> 	
<p>Criterion: be in permanent employment in the Lewes district and have been for the previous 2 years.</p> <p>Comment:</p> <ul style="list-style-type: none"> • <i>Someone may be unwell, caring for someone, or in short-term jobs</i> 	<p>We consider that for people who are unwell or are caring the residence criterion should apply.</p>
<p>Criterion: you need to move to the Lewes district for work related reasons. Read the work-related qualifying criteria.</p> <p>Comment:</p> <ul style="list-style-type: none"> • <i>Not necessary to apply, if you need to move for work you can live in the district for the required period and qualify that way.</i> 	<p>We agree that this criterion is more obvious for Homes First than for the Register. We remove this criterion.</p>
<p>Criterion: have close relatives who reside in the Lewes district as their only or principal home and have done for at least the previous 5 years.</p> <p>Comments:</p> <ul style="list-style-type: none"> • <i>We should add grandparents to the close-relatives category.</i> • <i>Relative's residence shouldn't be a criterion unless essential care is provided</i> 	<p>Grandparents aren't considered close relatives by law; we apply the legal definition.</p> <p>The objective of this criterion is to also to allow people who have lived in Lewes to come back to where their family is still living.</p>
<p>Criterion: have served in the Armed Forces within the previous 5 years. You do not need a local connection to join our waiting list</p> <p>Comments:</p> <ul style="list-style-type: none"> • <i>There should be no limit here.</i> • <i>Include key workers such as doctors, paramedics, teachers, etc.</i> 	<p>We do not adjust the criterion for the Armed Forces, as we find no obvious reason to change the Homes First criterion</p> <p>For key workers the employment criterion applies.</p>