



# **Self-build and Custom Housing**

## **Monitoring Report**

**December 2016**



## **1.0 Introduction:**

- 1.1 The Self-build and Custom Housing Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land in their area for their own self-build and custom-build housing, and to publicise their register.
- 1.2 Ashfield District Council shares a joint register with Mansfield and Newark & Sherwood Districts, as they are within a shared housing market area. You can access the register, and further information, through the following link: <https://www.ashfield.gov.uk/residents/planning-and-building-control/forward-planning/self-build-register/>
- 1.3 Furthermore, section 2A of the Self-build and Custom Housing Act 2015, places a duty on Local Authorities to give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing, as identified on its register, in a given base period. The first base period in relation to this is for those entered onto the register during the period 1<sup>st</sup> April 2016 to 30<sup>th</sup> October 2016. Local Authorities can only take into account development permissions that have been granted during each base period.
- 1.4 A development permission is considered suitable if it is development that could include self-build and custom housing.
- 1.5 Further guidance regarding the definition of serviced plots and how authorities should assess the land which is available to meet the demand, is provided in the Self-build and Custom Housebuilding section of the [Planning Practice Guidance](#).
- 1.6 Unfortunately, the monitoring base period set out for self-build and custom housebuilding does not match the standard monitoring period for the Annual Monitoring Report, produced by the authority, which are based on financial years. Therefore coming forward, monitoring details for each base period, which ends in October, will be reported in the Monitoring Reports produced after the end of that financial year.

## **2.0 The Self-build and Custom Housing Register:**

- 2.1 The Self-build and Custom Housebuilding Register was established in April 2016 and the first base period runs between 1<sup>st</sup> April and 30<sup>th</sup> October 2016. Future periods will run from 31<sup>st</sup> October until 30<sup>th</sup> October the following year.

Total demand should be assessed over 3 base periods, however as this is the first monitoring event, only one period can be considered this year.

2.2 The following headline data can therefore be provided:

<b>Total Entries on Register</b>	<b>As at 30<sup>th</sup> Oct 2016</b>	<b>5</b>
<b>Types Of Applicant</b>		
As an individual or household		5
As a group/association		0
<b>Current Housing Tenure</b>		
Owner Occupied		4
Private Rented		1
Living with Parents		0
<b>Preferred Type of Dwelling</b>		
Detached		5
Bungalow		0
Not Decided		0
<b>Preferred Number of Bedrooms</b>		
2 bed		0
3 bed		2
4 bed		1
Undecided		2
<b>General Location Preference</b>		
Hucknall Area		1
Kirkby Area		2
Sutton Area		2
Rurals Area (Jacksdale, Selston & Underwood)		2
Whole District		1

2.3 A total of 5 individuals have been accepted on to the register during the first monitoring period, with no groups/associations registering interest. As this is a joint register, 2 individuals expressed an interest in self-build anywhere within the 3 Districts, and the remaining 3 individuals were only interested in self-build within this District. Those who have not registered an interest in Ashfield have not been included in the figures above.

2.4 It should be noted that the figures for general location preference are greater than the sum of plots required as applicants to the register can choose as many of the Districts 15 towns and villages as they wish. For the purpose of monitoring however, an expressed interest on the register, is recorded as 1 required plot.

### **3.0 Duty to Grant Planning Permission:**

- 3.1 As noted in paragraph 1.3 above, Local Authorities should give suitable development permission for enough serviced plots of land to meet the demand for self and custom build housing as identified on its register in a given period. Local Authorities have a period of 3 years from the end of the base period in which to do this.
- 3.2 A permission is regarded as suitable, if it is a permission in relation to a particular plot of land that could include self or custom housebuilding. There is no requirement for Local Authorities to disaggregate the supply to meet demand in specific parts of a Local Authority area.
- 3.3 For the purpose of assessing the supply to meet this duty, it is considered that small sites of 1-2 dwellings granted permission during the Monitoring period of 1<sup>st</sup> April 2016 to 30<sup>th</sup> October 2016, could be developed in whole or as part of a self-build or custom-build plot, and would therefore be considered suitable in accordance with planning policy guidance. Whilst plots on larger sites could come forward, it is more likely house builders would develop these plots before being offered to the market. Only where plots are specifically put forward for self-build or custom housebuilding on sites of 3 dwellings or more, will they be counted towards supply.
- 3.4 A total of 22 dwellings were granted permission on sites of 1 or 2 dwellings in 16/17. Detail of all sites with permission are included within Appendix A of this report. The number of permissions granted within the Monitoring period are considered to be more than sufficient to meet the demand identified on the register during the first base period.
- 3.5 The duty required by Section 2A of the 2015 Self Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act) is therefore considered to have been met.

**Appendix A – Permissions granted for suitable sites between 1<sup>st</sup> April 2016 – 30<sup>th</sup> October 2016.**

<b>Application Number</b>	<b>Date Permission Granted</b>	<b>Number of Dwellings</b>
V/2016/0097	01/04/2016	1
V/2016/0123	15/04/2016	1
V/2016/0168	05/05/2016	2
V/2016/0189	04/05/2016	1
V/2016/0191	17/05/2016	2
V/2016/0215	24/05/2016	1
V/2016/0251	06/06/2016	1
V/2016/0254	14/06/2016	1
V/2016/0290	29/06/2016	2
V/2016/0368	26/07/2016	2
V/2016/0382	29/07/2016	1
V/2016/0388	03/08/2016	1
V/2016/0460	25/08/2016	1
V/2016/0481	08/09/2016	2
V/2016/0520	11/10/2016	1
V/2016/0546	25/10/2016	1
V/2016/0557	28/10/2016	1
<b>Total</b>		<b>22</b>