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Self-build and Custom Housing

Monitoring Report 2020

March 2021



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 District Councils, as they are within a shared housing market area. You can access the register and further information by clicking [here](#).
- 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 fifth base period in relation to this is for those entered onto the register during the period 31st October 2019 to 30th October 2020. 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 going 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 Housebuilding Register:

- 2.1 The Self-build and Custom Housebuilding Register was established in April 2016 and the first base period ran between 1st April and 30th October 2016. Since then, the base periods have run from 31st October until 30th October the following year. Total demand should be assessed over 3 base periods, as each relevant authority has 3 years to meet the demand to permission an

equivalent number of plots of land which are suitable for self-build and custom housebuilding.

2.2 The following headline data can therefore be provided:

Total Entries on Register between 31st Oct 19 to 30th Oct 20		18
Types Of Applicant		
As an individual or household		17
As a group/association		1
Current Housing Tenure		
Owner Occupied		16
Private Rented		1
Living with Parents		1
Preferred Type of Dwelling		
Detached		16
Semi-detached		0
Bungalow		7
Flat/Apartment		1
Not Decided		0
Preferred Number of Bedrooms		
1 bed		1
2 bed		2
3 bed		7
4 bed		10
5 bed		4
Undecided		0
General Location Preference		
Hucknall Area		4
Kirkby Area		7
Sutton Area		4
Rurals Area (Jacksdale, Selston & Underwood)		4
Whole District		10
Did not Specify		1

2.3 A total of 17 individuals have been accepted on to the register during the fifth monitoring period, with 1 groups/associations registering interest. As this is a joint register, 12 individuals expressed an interest in self-build anywhere within the 3 Districts, 1 group expressed an interest in building in the Ashfield or Mansfield Districts, 2 individuals expressed an interest in building in the Ashfield or Newark & Sherwood Districts, with the remaining 3 individuals 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 31st October 2019 to 30th October 2020, 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 practice 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 43 dwellings were granted permission on sites of 1 or 2 dwellings in 2019/20. 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 respective 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.
- 3.6 As this is the fifth monitoring base period, a summary of the last three base periods is outlined in Appendix B to clearly demonstrate that the Council has consistently met demand.

Appendix A – Permissions granted for suitable sites between 31st October 2019 – 30th October 2020.

Application Number	Date Permission Granted	Number of Dwellings
V/2019/0526	08/11/2019	1
V/2019/0588	11/11/2019	1
V/2019/0619	20/11/2019	1
V/2019/0641	27/11/2019	2
V/2019/0717	16/12/2019	1
V/2019/0718	16/12/2019	1
V/2019/0652	06/01/2020	1
V/2019/0823	10/02/2020	2
V/2019/0807	12/02/2020	1
V/2019/0771	19/02/2020	2
V/2020/0008	26/02/2020	1
V/2020/0103	19/03/2020	1
V/2019/0729	20/03/2020	1
V/2020/0111	26/03/2020	1
V/2020/0095	02/04/2020	2
V/2020/0117	08/04/2020	1
V/2020/0132	08/04/2020	2
V/2020/0096	14/04/2020	2
V/2020/0163	07/05/2020	1
V/2020/0110	13/05/2020	1
V/2020/0212	13/05/2020	1
V/2020/0257	10/06/2020	2
V/2020/0241	19/06/2020	1
V/2020/0279	01/07/2020	1
V/2020/0069	03/07/2020	1
V/2020/0183	03/07/2020	1
V/2020/0372	31/07/2020	1
V/2020/0393	18/08/2020	2
V/2020/0367	26/08/2020	1
V/2020/0400	04/09/2020	1
V/2019/0638	09/09/2020	1
V/2020/0419	22/09/2020	2
V/2020/0503	25/09/2020	1
V/2020/0544	13/10/2020	1
Total		43

Appendix B – Demand Figures and Permissions granted for suitable sites across the last three base periods (31st October 2017 – 30th October 18, 31st October 2018 – 30th October 2019, 31st October 2019 – 30th October 2020).

Demand and Permissions Granted between 31st October 2017 to 30th October 2018	
Total Entries on Register	9
Suitable Permissions Granted	28
Demand and Permissions Granted between 31st October 2018 to 30th October 2019	
Total Entries on Register	9
Suitable Permissions Granted	49
Demand and Permissions Granted between 31st October 2019 to 30th October 2020	
Total Entries on Register	18
Suitable Permissions Granted	43