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Self-build and Custom Housing

Monitoring Report 2017

September 2018



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 second base period in relation to this is for those entered onto the register during the period 31st October 2016 to 30th October 2017. 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 ran between 1st April and 30th October 2016. Future periods will run from 31st October until 30th 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:

Total Entries on Register	As at 30 th Oct 2017	11
Types Of Applicant		
As an individual or household		9
As a group/association		2
Current Housing Tenure		
Owner Occupied		9
Private Rented		1
Living with Parents		1
Preferred Type of Dwelling		
Detached		5
Bungalow		3
Any type		1
Not Decided		2
Preferred Number of Bedrooms		
2 bed		4
3 bed		1
4 bed		5
5 bed		3
Undecided		1
General Location Preference		
Hucknall Area		3
Kirkby Area		4
Sutton Area		1
Rurals Area (Jacksdale, Selston & Underwood)		5
Whole District		5

2.3 A total of 11 applicants have been accepted on to the register during the second monitoring period, with 9 individuals and 2 groups/associations registering interest. As this is a joint register, 9 individuals expressed an interest in self-build anywhere within the 3 Districts, and the remaining 2 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 lower than the sum of plots required as 9 registered interest in any three districts. 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 2016 to 30th October 2017, 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 23 dwellings were granted permission on sites of 1 or 2 dwellings in 2016/17. 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 31st October 2016 – 30th October 2017.

Application Number	Date Permission Granted	Number of Dwellings
V/2016/0679	15/12/2016	1
V/2016/0779	01/02/2017	1
V/2017/0033	02/03/2017	1
V/2017/0045	14/03/2017	1
V/2017/0052	07/07/2017	1
V/2017/0054	29/03/2017	1
V/2017/0089	20/04/2017	2
V/2017/0176	19/05/2017	2
V/2017/0182	03/07/2017	2
V/2017/0202	12/06/2017	1
V/2017/0251	25/08/2017	2
V/2017/0267	06/07/2017	2
V/2017/0281	13/07/2017	2
V/2017/0419	31/08/2017	1
V/2017/0425	01/09/2017	1
V/2017/0430	11/08/2017	1
V/2017/0507	24/10/2017	1
Total		23