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# **Self-build and Custom Housing**

## **Monitoring Report 2018**

**November 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 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 third base period in relation to this is for those entered onto the register during the period 31<sup>st</sup> October 2017 to 30<sup>th</sup> October 2018. 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 Housing Register:**

- 2.1 The Self-build and Custom Housebuilding Register was established in April 2016 and the first base period ran 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, 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:

<b>Total Entries on Register between 31<sup>st</sup> Oct 17 &amp; 30<sup>th</sup> Oct 18</b>		<b>9</b>
<b>Types Of Applicant</b>		
As an individual or household		9
As a group/association		0
<b>Current Housing Tenure</b>		
Owner Occupied		7
Private Rented		2
Living with Parents		0
<b>Preferred Type of Dwelling</b>		
Detached		8
Bungalow		4
Not Decided		0
<b>Preferred Number of Bedrooms</b>		
1 bed		1
2 bed		2
3 bed		4
4 bed		3
5 bed		1
Undecided		0
<b>General Location Preference</b>		
Hucknall Area		1
Kirkby Area		0
Sutton Area		2
Rurals Area (Jacksdale, Selston & Underwood)		3
Whole District		2
Did not Specify		2

2.3 A total of 9 individuals have been accepted on to the register during the third monitoring period, with no groups/associations registering interest. As this is a joint register, 4 individuals expressed an interest in self-build anywhere within the 3 Districts, 1 individual expressed an interest in building in the Ashfield or Mansfield Districts, with the remaining 4 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 31<sup>st</sup> October 2017 to 30<sup>th</sup> October 2018, 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 28 dwellings were granted permission on sites of 1 or 2 dwellings in 2017/18. 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 third monitoring base period, a summary of the first 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 31<sup>st</sup> October 2017 – 30<sup>th</sup> October 2018.**

<b>Application Number</b>	<b>Date Permission Granted</b>	<b>Number of Dwellings</b>
V/2016/0781	27/11/2017	1
V/2017/0551	05/01/2018	1
V/2017/0576	28/11/2017	1
V/2017/0680	01/02/2018	1
V/2017/0705	06/02/2018	2
V/2018/0714	15/03/2018	1
V/2018/0004	13/02/2018	1
V/2018/0064	18/04/2018	1
V/2018/0066	05/03/2018	1
V/2018/0069	12/03/2018	1
V/2018/0106	18/05/2018	2
V/2018/0183	01/05/2018	1
V/2018/0244	08/06/2018	1
V/2018/0249	14/06/2018	2
V/2018/0287	28/06/2018	1
V/2018/0299	20/06/2018	1
V/2018/0395	10/08/2018	2
V/2018/0427	22/08/2018	1
V/2018/0428	31/08/2018	2
V/2018/0430	30/08/2018	2
V/2018/0526	18/09/2018	1
V/2018/0554	24/09/2018	1
<b>Total</b>		<b>28</b>

**Appendix B – Demand Figures and Permissions granted for suitable sites between the first three base periods (1<sup>st</sup> April 2016 – 30<sup>th</sup> October 2016, 31<sup>st</sup> October 2016 – 30<sup>th</sup> October 2017, 31<sup>st</sup> October 2017 – 30<sup>th</sup> October 2018).**

<b>Demand and Permissions Granted between 1<sup>st</sup> April 2016 &amp; 30<sup>th</sup> October 2016</b>	
<b>Total Entries on Register</b>	5
<b>Suitable Permissions Granted</b>	22
<b>Demand and Permissions Granted between 31<sup>st</sup> October 2016 &amp; 30<sup>th</sup> October 2017</b>	
<b>Total Entries on Register</b>	11
<b>Suitable Permissions Granted</b>	23
<b>Demand and Permissions Granted between 31<sup>st</sup> October 2017 &amp; 30<sup>th</sup> October 2018</b>	
<b>Total Entries on Register</b>	9
<b>Suitable Permissions Granted</b>	28