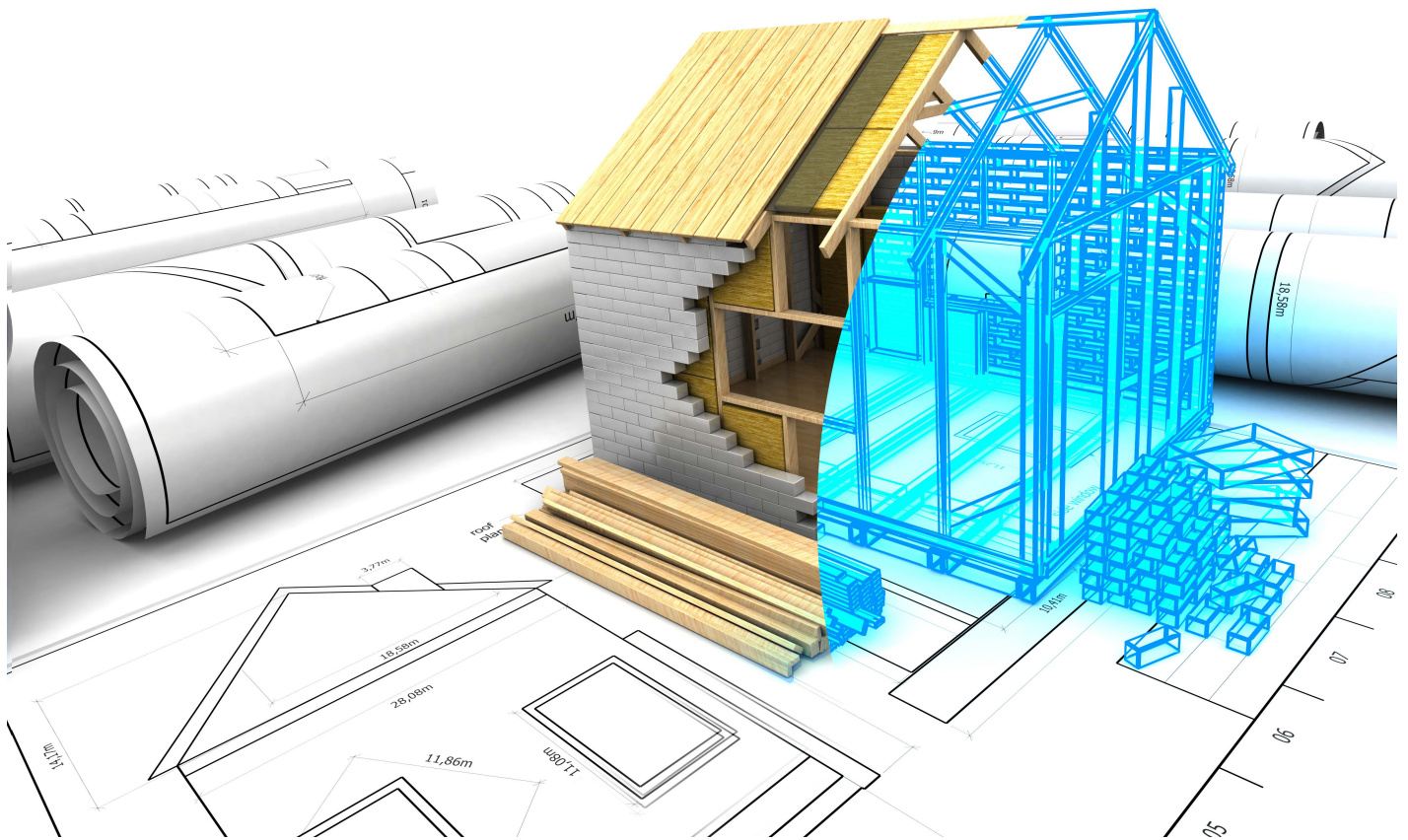




Self-build and Custom Housebuilding Update Report



January 2023

Contents

1 Introduction	3
2 What is self and custom build housing?	4
3 What is the Self-build and Custom Housebuilding Register?	5
4 Overview of the Council's Self-Build and Custom Housebuilding Register and Review 2022	6
5 Demand for self-build and custom housebuilding	7
6 Monitoring of permissioned plots	9
7 Analysis of demand and delivery	12
8 Policy context and weight to be given to the delivery of self-build and custom housebuilding	13
9 How do I find out more information on self and custom housebuilding?	14
10 Appendix A - Review findings	15

Self-build and Custom Housebuilding Update Report

Introduction

- 1.1** This Update Report sets out the Council's current picture of demand, delivery and the weight that should be applied to the delivery of self-build and custom-build plots and dwellings.
- 1.2** The Government is committed to increasing the supply of housing, and sees the delivery of self-build and custom build dwellings as part of this supply, diversifying the market and increasing customer choice. Self-build and custom housebuilders choose the design and layout of their home, and therefore can be innovative in both its design and construction ⁽¹⁾.
- 1.3** The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local planning authorities to keep a register of individuals and associations of individuals, who are seeking to acquire serviced plots of land for self-build and custom housebuilding in their area as well as have regard to the register when they are carrying out their planning, housing, regeneration and disposal of land functions.
- 1.4** Further information is available on the Council's self-build and custom-build webpage www.harrogate.gov.uk/selfandcustombuild which includes a link to the Register and Guidance (October 2021).

2 What is self and custom build housing?

What is self and custom build housing?

- 2.1** The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) defines

“self-build and custom housebuilding” as the building or completion by—

(a) individuals,

(b) associations of individuals, or

(c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.

- 2.2** The National Planning Policy Framework (NPPF) 2021 and National Planning Policy Guidance (NPPG) 2021 provide national guidance to support self and custom housebuilding.

What is the Self-build and Custom Housebuilding Register? 3

What is the Self-build and Custom Housebuilding Register?

3.1 The Council is required to develop a register of people who are seeking land to build a home, in line with The Self Build and Custom Housebuilding Regulations 2016., The Act places a duty upon the councils to have regard to this register when carrying out their planning, housing and regeneration functions.

3.2 The Act also 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 housebuilding as identified on its register in a given period, the council have three years to meet the demand. The Act reads;

(2)An authority to which this section applies must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.

(5)In this section “development permission” means planning permission or permission in principle (within the meaning of the 1990 Act).

3.3 The NPPG sets out what someone on the register can expect.

What can someone on a register expect?

Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. There is no duty on a relevant authority to permission land which specifically meets the requirements expressed by those on the register. Relevant authorities should use preferences expressed by those on the register to guide their decisions when looking at how to meet the duty to grant planning permission etc. This will help ensure that relevant authorities permission land suitable for self-build and custom housebuilding which people are actually keen to develop.

Relevant authorities should also consider informing those on the register when they have permissioned suitable land, or when suitable sites are made available through land disposal, and could maintain an up-to-date list of suitable permissioned land that can be shared with those on the register. Ideally this would include contact details for the land owner, where their consent has been obtained, so that if anyone on the register is interested in purchasing the land they know who to contact.

Paragraph: 028 Reference ID: 57-028-20210508

Revision date: 08 02 2021

4 Overview of the Council's Self-Build and Custom Housebuilding Register and Review 2022

Overview of the Council's Self-build and Custom Housebuilding Register and Review 2022

- 4.1** The Council have held a register since April 2016. A review of the demand on the register was carried out over the summer of 2022.

Reasons for the review

- 4.2** The Council were concerned that the register did not provide a robust evidence base for assessing the demand for self and custom build housing in the District and that the register had a number of duplicate entries lodged, this was reported in the Council's Authority Monitoring Report 2021 (AMR).
- 4.3** The Council also wanted to ensure the recording of suitable plots is monitored consistently. The national guidance on methodology has changed over the last few years and we want to ensure we have a robust picture of delivery against which to monitor the effectiveness of our policies.
- 4.4** The review of the plots permissioned was carried out over autumn 2022.
- 4.5** The review looked at how the plots had been assessed, counted and recorded, then looked at each planning permission again at each in turn. Assessing them in-line with the guidance which was in at the time.

Demand for self-build and custom housebuilding 5

- 5.1** The Council conducted a review of the demand data over the summer of 2022, contacting all those who had joined the register between 1 April 2016 and 30 October 2021 to ask whether they were still seeking a plot and to update their details.
- 5.2** The review allowed those on the register, both individuals and associations of individuals, to confirm whether they were still actively seeking a plot, update their contact details and preferences, or ask to be removed if they were no longer seeking a plot or if they had completed a self-build project. It also allowed the Council to identify duplicate entries to ensure the data held is robust.
- 5.3** Those who did not respond were recorded as 'unconfirmed'.

Analysis of the Review

- 5.4** The review was divided into Individuals and Associations of Individuals.

Individuals

- 5.5** Emails were sent to all Individuals on the register.



- 5.6** Just under half of all individual entrants responded, of which 28% / 194 applicants confirmed they were still seeking a self or custom build plot.
- 5.7** A breakdown of responses is set out in Appendix A, this information is used to help inform planning applications for, or include, self and custom housebuilding.
- 194 people confirmed they were still actively seeking a self-build plot.
 - 77 entries were removed;
 - 29 were removed at the request of the applicant as they were either no longer seeking a plot, 8 advised they had either completed or had a CSB plot
 - 53 were duplicate applications, where applicants were entered in more than one base period
 - 32 entries had their email bounce as their email address was not valid
 - 8 had applied to join Base Period 7

The remainder are recorded as 'unconfirmed'.

It was acknowledged that the demand in Base Periods 1-3 should have been met by October 2021, although where duplicates from Base Period 1 were identified within Base Period 2 and 3 they were removed to ensure the data held is robust.

The data from the review was fed into Base Period 4 – 6 to give an up-to-date view of the demand for self and custom housebuilding in the district.

5 Demand for self-build and custom housebuilding

The up-to-date demand position is as follows;

Base Period date	Individuals	Cumulative	Demand to be met by
BP1 1 Apr 2016 – 30 Oct 2016	62	62	30 Oct 2019
BP2 31 Oct 2016 – 30 Oct 2017	145	207	30 Oct 2020
BP3 31 Oct 2017 – 30 Oct 2018	115	322	30 Oct 2021
BP4 31 Oct 2018 – 30 Oct 2019	30	352	30 Oct 2022
BP5 31 Oct 2019 – 30 Oct 2020	29	381	30 Oct 2023
BP6 31 Oct 2020 – 30 Oct 2021	47	428	30 Oct 2024
BP7 31 Oct 2021 – 30 Oct 2022	9	437	30 Oct 2025

Associations of Individuals

- 5.8** A total of five Associations of Individuals were previously recorded on the register.
- 5.9** The Self-build and Custom Housebuilding Regulations 2016 sets out eligibility for entry in the register. An association is eligible for entry onto the register if all the members of the association meet all the eligibility requirements. None of the associations on the register had been logged accurately as only the lead contact had registered, with no details of members, or details of the number of plots sought.
- 5.10** Each association lead was contacted via email to ask them to update and complete their association's registration, asking their individual members to contact the Council and confirm they were members of the association.
- 5.11** One duplicate entry was removed and another association lead requested they were removed.
- 5.12** Two did not respond and were recorded as 'non-confirmed'.
- 5.13** One association confirmed they were still seeking plots but were not in a position to register as an Association of Individuals. Their interest is noted but cannot be entered onto the Council's Self-build and Custom Housebuilding register.
- 5.14** As such the Council has no Associations of Individuals on its Self-build and Custom Housebuilding Register.

Monitoring of permissioned plots 6

Monitoring of permissioned plots

- 6.1** Following the review of the demand for self and custom housebuilding the Council conducted a review of the plots permissioned.

Published Position – AMR December 2021

- 6.2** The published position as set out in the Councils Authority Monitoring Report (AMR) for 2021 is as follows;

- **645** individuals have registered between 1 April 2016 and 30 October 2021.
- Councils have 3 years to meet the demand as identified from the self-build register, which equates to Base Periods 1-3 which equates to **343**.

- 6.3** The AMR reports the permissioned plots monitored as **356**.

- 6.4** The monitoring of permissioned plots was reviewed in autumn 2022.

How the Council monitor permissioned plots

Review of plots permissioned

- 6.5** The review of the plots permissioned was carried out over autumn 2022 and looked at how the plots had been assessed, counted and recorded, looking at each planning permission, previously counted, again, in turn.

How the Council monitored permissioned plots Base Period 1 to Base Period 5 (1 April 2016 - 30 October 2020)

- 6.6** Between 2016 and 2020 the Council monitored plots permissioned in line with the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

2A Duty to grant planning permission etc

(2)An authority to which this section applies must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.

(5)In this section “development permission” means planning permission or permission in principle (within the meaning of the 1990 Act).

- 6.7** If a permission could be a self or custom build plot, an assessment of the planning application was made, where it was clear the permission was for a market dwelling or formed part of a large site to be built out by a developer the permission was dismissed and not counted.

- 6.8** The 2022 review looked at each planning permission previously counted and recorded, in turn.

- 6.9** Plots permissioned in Base Period 1-5 were re-assessed in line with the Section 2A of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016).

- 6.10** Those which were not self or custom build, e.g. fully designed schemes which subsequently sold on the open market were deleted, as were subsequent approvals/revised schemes where they had been previously counted.

6 Monitoring of permissioned plots

6.11 Those which were considered to meet the definition of being a suitable development permission were retained.

6.12 In total 93 plots were disregarded and a further 9 were identified as duplicates.

How the Council monitor permissioned plots BP6 onwards (31 October 2020 onwards)

6.13 The NPPG was updated 8 February 2021 as follows;

How can authorities record suitable permissions?

The legislation does not specify how suitable permissions must be recorded. However, the following are examples of methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding:

- Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;
- Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and
- Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.

A relevant authority must be satisfied that development permissions being counted meet the legislative requirements.

Paragraph: 038 Reference ID: 57-038-20210508

Revision date: 08 02 2021

6.14 The update to the NPPG coincided with the Council implementing its Community Infrastructure Levy (CIL) in October 2020.

6.15 For BP6 onwards the methodology for monitoring suitable permissions was amended to record and count applications in line with the guidance in the NPPG.

6.16 The monitoring looked at each application in turn to see whether the applicant referenced self-build or custom build in their planning application.

6.17 Where an applicant indicated they would be applying for a CIL self-build exemption by completing Form 1 CIL: Additional Information Section 5 c) [Form 1 CIL additional information.pdf \(planningportal.co.uk\)](#) applications were assessed to see if a Community Infrastructure Levy (CIL) Form 7 Part 1: Self Build Exemption Claim Form [Form 7 self build part 1 exemption claim.pdf\(planningportal.co.uk\)](#) had been received, this is required prior to the commencement of development.

6.18 The CIL Form 7 Part 2 (Self Build Exemption Claim Form) is required to be submitted within six months of having completed the dwelling. Further information on CIL can be found at www.harrogate.gov.uk/CIL

6.19 The BP6 review identified 2 duplicate applications which were removed, disregarding 3 plots. A further application for 2 plots was disregarded as no CIL Form 7 Part 1 had been received and there was no reference to self or custom build made in the planning submission.

7 Analysis of demand and delivery

7.1 The data review was fed into this table which identifies whether there is an over-provision or shortfall.

Base Period date	Individuals	Cumulative	Plots permissioned	Plots permissioned Cumulative	Demand to be met by	Overprovision / shortfall
BP1 1 Apr 2016 – 30 Oct 2016	62	62	17	17	30 Oct 2019	126
BP2 31 Oct 2016 – 30 Oct 2017	145	207	40	57	30 Oct 2020	17
BP3 31 Oct 2017 – 30 Oct 2018	115	322	72	129	30 Oct 2021	- 73
BP4 31 Oct 2018 – 30 Oct 2019	30	352	59	188	30 Oct 2022	- 60
BP5 31 Oct 2019 – 30 Oct 2020	29	381	36	224	30 Oct 2023	
BP6 31 Oct 2020 – 30 Oct 2021	47	428	25	249	30 Oct 2024	
BP7 31 Oct 2021 – 30 Oct 2022	9	437	43	292	30 Oct 2025	
BP8 31 Oct 2022 – 30 Oct 2023					30 Oct 2026	

7.2 The review concluded that the overall demand to be delivered by 30 October 2022 was 352 plots and that 292 plots have been permissioned to help meet that demand. This gives a shortfall of 60.

7.3 Looking ahead to Base Period 8 (31 October 2022 – 30 October 2023) the demand to meet by the 30 October 2023 is 381 plots; a current shortfall of 89.

7.4 However, there are 5 strategic planning applications pending which will deliver self-build serviced plots under Policy HS3. It is expected these sites, once approved, will deliver housing in phases, with self-build plots also subject to phased delivery.

7.5 As in previous base periods it is anticipated a number of applications will be submitted within Base Period 8 which seek consent for self or custom build projects.

7.6 In addition, the Council may also receive further CIL Form 7 Part 1 (Self build exemption claim forms) for development approved within Base Period 7. Applicants seeking a self-build exemption need to ensure they have applied for exemption prior to the commencement of development.

Policy context and weight to be given to the delivery of self-build and custom housebuilding 8

- 8.1** The Harrogate District Local Plan was adopted in 2020. The NPPF 2021 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise (NPPF 2021).
- 8.2** The Harrogate District Local Plan sets out the spatial vision and development strategy for the Harrogate district, which provides a plan-led approach to the delivery of housing.
- 8.3** Outside of development limits, proposals for new development will only be supported where expressly permitted by other policies of the Local Plan, neighbourhood plan or national planning policy (Policy GS3).
- 8.4** Local Plan Policy HS3 seeks to deliver self and custom build dwelling plots to meet the demand on the council's self and custom build register on large strategic sites of 500 dwellings or more, requiring 5% of the dwellings plots to be provided for sale to self-builders.
- 8.5** Currently there are five planning applications pending a decision which will deliver around 300 plots for self-build and custom housebuilding under Policy HS3. It is acknowledged that these planning applications will be subject to phased delivery and will not all come forward at once but will help to meet future demand for self and custom build housing, as identified on the Council's register, along with plots which come forward from individuals identified via their planning application and CIL exemptions, as in previous years.
- 8.6** Weight must be given to the delivery of self and custom build plots and the Council will continue to monitor demand on the register and plots permissioned to ensure the duty in the Act is met.

9 How do I find out more information on self and custom housebuilding?

- 9.1 The Council has a dedicated webpage www.harrogate.gov.uk/selfandcustombuild
- 9.2 The Planning Policy team can be contacted

Planning Policy Team	
Telephone	01423 500600
Address	Civic Centre PO Box 787 Harrogate HG1 9RW
Website	www.harrogate.gov.uk
Email	planningpolicy@harrogate.gov.uk

Appendix A - Review findings 10

Appendix A

Review findings Base Period 1 - 6 - Individuals



Just under half of all entrants responded, of which 28% / 194 applicants confirmed they were still seeking a self or custom build plot.

Preferred locations

Of the 194 who have confirmed they are seeking a plot

- 145 have no preference to a location
- 49 specified a preferred location or locations of which;
- 19 listed Harrogate
- 9 listed Ripon
- 4 listed Knaresborough
- 3 listed Boroughbridge
- 3 listed Masham

Preferred locations which were identified more than once include;

- 7 applicants listed Pannal and Burnbridge,
- 5 listed the villages of Farnham and Follifoot,
- 4 listed Bishop Monkton, Hampsthwaite, North Rigton and Staveley
- 3 listed Beckwithshaw, Copgrove, Darley with Menwith, Marton-cum-Grafton, Masham and Tockwith.
- 2 listed Birstwith, Burton Leonard, Copt Hewick, Dunsforths, Eavestone, Fewston, Fountains Earth, Goldsborough, Grantley, Great Ouseburn, Grewelthorpe, Littlethorpe, Marton-le-Moor, Nidd, Sawley, Scotton and Skelton
- The following villages were also identified; Aldfield, Arkendale, Asenby, Baldersby, Bishop Thornton, Blubbershouses, Cattal, Clint, Cundall w Leckby, Dacre, Dishforth, Farnley, Fearby, Ferrensby, Flaxby, Green Hammerton, Haverah Park, Hunsingore, Hutton Conyers, Kirkby Hill, Kirkby Malzeard, Kirkby Overblow, Laverton, Leathley, Lindley, Lindrick w Studley Royal and Fountains, Little Ouseburn, Markington w Wallerthwaite, Melmerby, Middleton Quernhow, Plompton, Ripley, Roecliffe, Spofforth w Stockeld, Walkingham Hill w Occaney, Weeton and Winksley.

On other Registers

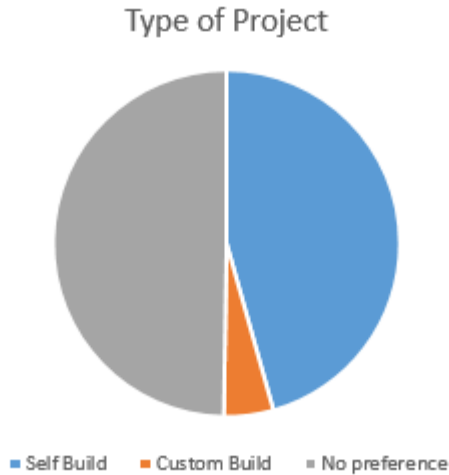
- 58 No
- 36 Yes

10 Appendix A - Review findings

Where Yes these include; Bradford, Craven, Dorset, East Riding of Yorkshire, Hambleton, Leeds, Northumberia, Redcar and Cleveland, Richmondshire, Ryedale District, Stockton-on-Tees, Suffolk, West Yorkshire, York and Yorkshire.

Type of project

- 88 are seeking a Self-Build
- 9 seeking a Custom-Build
- 97 have no preference



Plot size

No preference	127	Other <ul style="list-style-type: none"> • 200-400sqm • +650sqm • +750sqm • 1000sqm • ¼ acre • ½ to 1 acre • More than 1 acre • 1-2 acres • Large as permitted
Under 150 sqm	2	
150-200 sqm	11	
200-250 sqm	11	
250-300 sqm	6	
300-350 sqm	13	
350-400 sqm	15	
Other	9	

House type sought

<ul style="list-style-type: none"> • Detached 149 • Bungalow 9 • Semi-detached 3 • Terrace 2 	<ul style="list-style-type: none"> • Detached/Bungalow 17 • Detached/Semi-detached 2 • Detached/Semi-detached/Bungalow 5 • Detached/ Semi-detached/Terrace 1 • Detached/Semi-detached/Terrace/Flat 1 • Detached/Semi-detached/Terrace/Flat/Bungalow 5
--	---

Timescale

- 89 have no timescale
- 36 are seeking to start within 12 months

Appendix A - Review findings 10

- 22 are seeking to start within 24 months
- 31 are seeking to start within 3 years
- 15 are seeking to start within 5 years
- 1 has a timescale of more than 5 years

No. of bedrooms sought

- 3 left this question blank
- 16 are seeking 2 bedrooms
- 63 are seeking 3 bedrooms
- 80 are seeking 4 bedrooms
- 28 are seeking 5 bedrooms
- 4 are seeking 6 bedrooms

New home tenure

- 192 seek private ownership
- 1 seeks affordable home ownership shared ownership equity
- 1 left this question blank

Type of Plot

- 55 are seeking an individual site

Type of residential scheme

- 70 left this question blank
- 17 are seeking sites of 2-4 homes
- 13 are seeking sites of 5-9 homes
- 6 are seeking sites of 10plus homes
- 24 are seeking sites of either 2-4 or 5-9 homes
- 63 are seeking sites of either 2-4, 5-9 or 10plus homes
- 1 is seeking either sites of 5-9 or 10plus homes

Review findings Base Period 7

9 individuals joined the Part 1 Self-build and Custom Housebuilding Register in Base Period 7 (31 October 2021 - 30 October 2022)

On other Registers

None have applied to other Registers

Preferred locations

- 2 are seeking Harrogate
- 1 is seeking Great Ouseburn
- 1 is seeking Hampsthwaite or Killinghall
- 1 is seeking Dunsforths, Goldsborough, Great Ouseburn or Marton-cum-Grafton
- 4 have no preference

Type of project

- 4 are seeking a self-build plot
- 3 are seeking a custom build plot
- 2 have no preference

10 Appendix A - Review findings

Plot size

- 1 is seeking a plot 200-250 sqm
- 3 are seeking 250-300 sqm
- 1 is seeking a plot 1000+ sqm
- 4 have no preference

House type sought

- 8 are seeking a detached dwelling
- 1 is seeking a detached or bungalow

Timescale

- 3 are seeking to start in 12 months
- 3 are seeking to start in 24 months
- 1 is seeking to start in 3 years
- 2 have no timescale

Number of bedrooms

- 2 are seeking 3 bedrooms
- 7 are seeking 4 bedrooms

New home tenure

- All are seeking private ownership

Type of plot

- 4 are seeking an individual site

Type of residential scheme

- 4 would consider either a 2-4 home, 5-9 home or 10 plus home site
- 1 would consider a 10 plus home site

