

Self-build and Custom Housebuilding: Monitoring Report



March 2022

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1. 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 or groups of individuals who are seeking to acquire serviced plots of land in the district to build their own houses, and to publicise their register.

1.2 You can access the application form to the register by clicking [here](#).

1.3 This report sets out how the statutory duties have been met by Calderdale Council for the monitoring base periods up to Base Period 6 (31 October 2020 to 30 October 2021). An update to this report will be published annually.

1.4 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, monitoring details for each base period, which ends in October, will be reported in the AMR produced after the end of that financial year.

2. Statutory Duties

2.1 The legislation mentioned above places two further duties on the Council:

- A duty to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions
- A duty to grant, within three years, 'suitable development permission' to enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area.

2.2 The Act defines 'suitable development permission' as 'permission in respect of development that could include self-build and custom housebuilding'; and a 'serviced plot of land' as a plot of land with 'access to a public highway' and 'connections for electricity, water and waste water' (or one that 'can be provided with those things in specified circumstances or within a specific period').

2.3 The level of demand is determined by reference to the number of entries added to the register during a base period:

- The first base period starts on the day on which the register was launched (1 April 2016) and ends on 30 October 2016 and subsequent base periods run annually from 31 October to 30 October of the following year;
- The Council has three years from the end of each base period to fulfil the 'duty to grant planning permission etc' (The Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016).

3. The Self-build and Custom Housebuilding Register

3.1 The Register provides evidence of demand for self- and custom housebuilding within the district. As a minimum, each authority is required to host a page on its website dedicated to self-build and custom housebuilding, with planning practice guidance encouraging authorities to publish headline data on the demand for self-build and custom housebuilding, including:

- The number of individuals and associations on their register;
- The number of serviced plots of land sought; and
- The preferences people on their register have indicated, such as the general location within the authority's area, plot sizes and type of housing intended to be built.

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.

Number of entries on the register by base period

Base period	Period covered	Individuals	Associations	Total	Date planning permission has to be granted by for plots
1	1 April 2016 to 30 October 2016	19	0	19	30 October 2019
2	31 October 2016 to 30 October 2017	52	0	52	30 October 2020
3	31 October 2017 to 30 October 2018	19	1	20	30 October 2021
4	31 October 2018 to 30 October 2019	22	0	22	30 October 2022
5	31 October 2019 to 30 October 2020	17	1	18	30 October 2023
6	31 October 2020 to 30 October 2021	31	0	31	30 October 2024
Total		160	2	162	

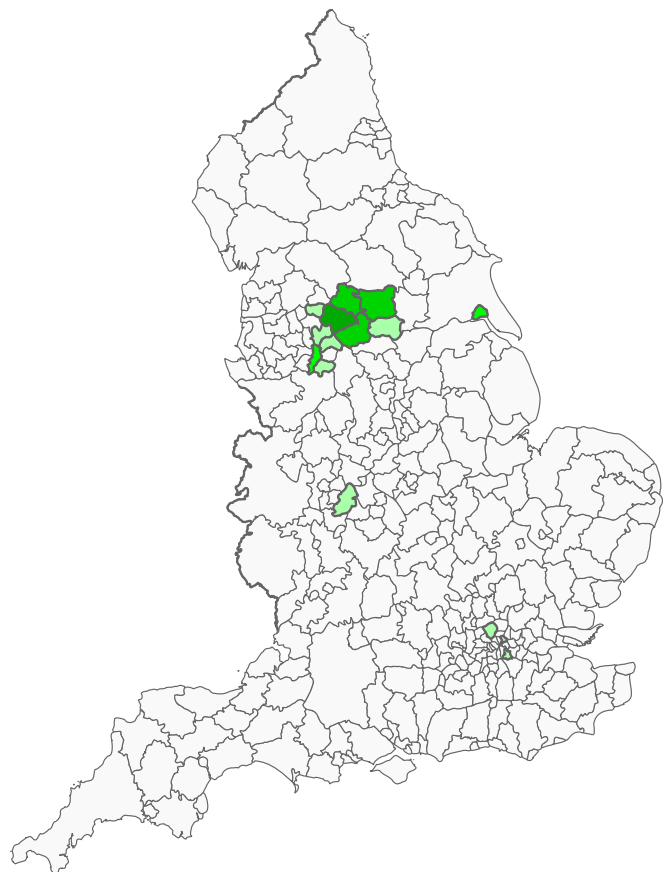
3.2 The table shows that up to 30 October 2021 there were 160 individuals on the register, and two associations of individuals. Although associations are made up of multiple members, the planning guidance states that relevant authorities should count associations of individuals as a single entry on the register. Of the 6 base periods, period 2 (i.e. 31 October 2016 to 30 October 2017) saw the most individuals added, whilst the only association of individuals was added in period 4.

3.3 It should be noted that no one has been taken off the register during this time. The Council does not currently contact those on the register to determine whether they are still interested in finding a plot for self-build or custom build, and so it is possible that the register includes some people who are no longer seeking a plot.

Location of those on the register at time of registration

3.4 Taking into account all of the 160 individuals on the register (which includes 4 individuals that are part of an association), nearly two thirds were living in an existing property in Calderdale at the time of registration. The majority of other entrants lived within West Yorkshire, with small numbers from other areas of the country. The table and map below show the full breakdown by local authority area.

Location at time of registration	Number of individuals	% of total number of individuals
Calderdale	95	59%
Kirklees	18	11%
Bradford	16	10%
Leeds	14	9%
Manchester	3	2%
Hull	2	1%
Barnet	1	1%
Birmingham	1	1%
Burnley	1	1%
Conwy	1	1%
Hackney	1	1%
Lewisham	1	1%
Oldham	1	1%
Rochdale	1	1%
Stockport	1	1%
Wakefield	1	1%
Total	160	100%



Preferences of people on the register

3.5 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 borough's nine towns and villages as they wish. For the purpose of monitoring however, an expressed interest on the register is recorded as 1 required plot.

Location	Number of selections
Brighouse	69
Elland	66
Halifax	79
Hebden Bridge	84
Northowram and Shelf	66
Mytholmroyd	68
Ripponden	80
Sowerby Bridge	78
Todmorden	59

3.6 93% of the individuals on the register expressed a preference for a plot to accommodate a detached dwelling, whilst 33% individuals identified that more than one property type could potentially meet their needs. Six individuals did not express any preference for the type of dwellings they would like to build. Full details of the preferences of individuals are shown in the table below.

Property type preference	Number of individuals	% of total number of individuals
Detached	149	93%
Semi-detached	32	20%
Terrace	11	7%
Bungalow	33	21%
Flat/apartment	4	3%
More than one type identified	53	33%
No preference	6	4%
Total	160	

3.7 Additionally, applicants are able to enter text into the "other type" field of the application form. Within base periods 1-6, eight individuals have provided this comment. They comprise "Wood cabin", "Conversion of a utilities building or warehouse type", "Renovations", "Straw bale - natural materials", "Eco house", "Single storey elevated on stilts", "2 x 2 bed + allotments", and "Sustainable communal living".

3.8 The table below shows the number of bedrooms that the 160 individuals on the register would like as part of developing their plot. It shows a preference for larger properties, with nearly 75% stating a preference for 3 beds or larger. Note that some of the individuals on the register expressed the preference as a range; for the purposes of this table the bottom of the range has been used.

Property size preference	Number of individuals	% of total number of individuals
1 bed	3	2%
2 bed	23	14%
3 bed	52	32%
4 bed	52	32%
5+ bed	13	8%
No preference	19	12%
Total	160	100%

3.9 Applicants are able to enter the size desired for their plot in square metres. Of those who inputted a value, the average plot size was 2582 m² (0.26 hectares). Values ranged from 90 to 40,000 m².

3.10 Of 160 individuals on the register, 119 (74%) indicated they would consider a custom build plot/home that was part of a larger new build development, and 129 (80%) indicated they would consider the conversion of an existing building as an alternative to building a new property (this can also be classed as custom build).

4. Duty to Grant Planning Permission

4.1 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. The relevant dates are illustrated in the table below paragraph 3.1.

4.2 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 district. There is also no legal requirement for the Council itself to provide self-build plots, nor for any of the permissions to be made available to individuals on the register. The Council is not informed when or if sites with planning permission for housing are being marketed and the Council does not have any powers to influence the sale process or who can buy them.

4.3 The table below shows the number of dwellings that have been granted permissions (full or outline) on single plots, for each base period. Conversions of buildings from other uses (barn conversions) to dwellings have been included. Planning permissions for flatted schemes have been excluded (as they are not typically self- or custom-built projects). Retrospective applications have also been excluded.

Demand	Year	Number of plots granted permission
1st BASE PERIOD: 1 APRIL TO 30 OCTOBER 2016		
19 entries	31 October 2016 to 30 October 2017	117
	31 October 2017 to 30 October 2018	118
	31 October 2018 to 30 October 2019	95
19	TOTAL	330
2nd BASE PERIOD: 31 OCTOBER 2016 TO 30 OCTOBER 2017		
52 entries	31 October 2017 to 30 October 2018	118
	31 October 2018 to 30 October 2019	95
	31 October 2019 to 30 October 2020	99
52	TOTAL	312
3rd BASE PERIOD: 31 OCTOBER 2017 TO 30 OCTOBER 2018		
20 entries	31 October 2018 to 30 October 2019	95
	31 October 2019 to 30 October 2020	99
	31 October 2020 to 30 October 2021	80
20	TOTAL	274
4th BASE PERIOD: 31 OCTOBER 2018 TO 30 OCTOBER 2019		

22 entries	31 October 2019 to 30 October 2020	99
	31 October 2020 to 30 October 2021	80
	31 October 2021 to 30 October 2022	
22	TOTAL	
5th BASE PERIOD: 31 OCTOBER 2019 TO 30 OCTOBER 2020		
18 entries	31 October 2020 to 30 October 2021	80
	31 October 2021 to 30 October 2022	
	31 October 2022 to 30 October 2023	
18	TOTAL	
6th BASE PERIOD: 31 OCTOBER 2020 TO 30 OCTOBER 2021		
31 entries	31 October 2021 to 30 October 2022	
	31 October 2022 to 30 October 2023	
	31 October 2023 to 30 October 2024	
31	TOTAL	

4.4 A total of 80 dwellings were granted permission on sites for one unit in 2020/21. Details 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.

Appendix A: Permissions granted for suitable sites between 31 October 2020 – 30 October 2021

Approval Date	Planning Application Number	Location	Newbuild or Conversion
2/16/2021	20/01006	Adjacent, 160 Warley Road, Halifax.	Newbuild
7/13/2021	21/00565	189 King Cross Road, Halifax.	Conversion
11/2/2020	20/00797	The Hill, Burnley Road, Warley, Halifax. HX2 7NA	Conversion
2/11/2021	20/00852	Land opposite, 25 Scar Head Road, Sowerby Bridge.	Newbuild
5/4/2021	20/01416	Land adjacent, 9 Hulme Street, Sowerby Bridge.	Newbuild
5/11/2021	20/00270	High Royd Farm, Greetland Road, Barkisland, Halifax.	Conversion
5/11/2021	21/00045	Garden of, 10 Toothill Avenue, Brighouse.	Newbuild
4/1/2021	20/01261	Adjacent, 15 Royd Avenue, Ainley Top, Elland.	Newbuild
9/17/2021	21/00602	First Floor, 7a Commercial Street, Brighouse.	Conversion
11/20/2020	20/56020	Croft Barn, Roper Lane, Halifax.	Conversion
12/24/2020	20/01123	Adjacent, 14 Woodlands Avenue, Halifax.	Newbuild
9/15/2021	21/00645	Mankinholes, Mankinholes Bank, Todmorden.	Conversion
7/29/2021	21/00428	6 Laurel Terrace, Stainland, Elland.	Newbuild
8/6/2021	20/01412	Adjacent, 9 Maude Street, West Vale, Elland.	Conversion
5/19/2021	20/00878	Dean Head Farm, Blackstone Edge Road, Cragg Vale, Hebden Bridge. HX7 5TR	Conversion
9/8/2021	21/00691	Dene View, Norwood Green Hill, Norwood Green, Brighouse.	Conversion
5/10/2021	20/01282	Land Adjacent Mount Zion Graveyard, Burnley Road, Todmorden.	Newbuild
7/16/2021	20/00988	Coach House at Green Hill House, Water Hill Lane, Sowerby Bridge. HX2 7SG	Conversion
3/17/2021	20/01486	Barn at Stoneleigh Farm, Brighouse & Denholmegate Road, Shelf, Halifax.	Newbuild
6/24/2021	21/00257	Garden of 1 Overdale, Nest Lane, Mytholmroyd, Hebden Bridge. HX7 5AZ	Newbuild
2/11/2021	20/01265	Land Between 11 And 17, Shelf Moor Road, Shelf, Halifax. HX3 7PQ	Newbuild
12/11/2020	20/00757	Site of, Sourhall Court, Todmorden.	Newbuild
5/5/2021	20/00964	Site of Brooklyn, Red Beck Road, Stump Cross, Halifax. HX3 6XL	Newbuild
7/5/2021	21/00147	150 Lightcliffe Road, Brighouse. HD6 2HY	Newbuild
12/17/2020	20/01262	91 Riley lane, Bradshaw, Halifax. HX2 9QF	Newbuild
11/17/2020	20/00241	Part of barn at New Farm, Ash Hall Lane, Soyland, Sowerby Bridge. HX6 4NU	Conversion
11/6/2020	20/00622	2 Marion Street, Brighouse. HD6 2BJ	Newbuild
11/5/2020	19/00518	Scout Edge Stables, Moor End Road, Halifax. HX2 0TX	Conversion
12/17/2020	19/00666	Rear of, 278 Gibbet Street, Halifax. HX1 4LT	Newbuild

12/4/2020	20/00295	Land rear of, 2 to 12 Slead View, Brighouse.	Newbuild
12/24/2020	20/00609	Galstones Farm, Akroyd Lane, Pecket Well, Hebden Bridge. HX7 8SZ	Newbuild
12/7/2020	20/00460	87 Cooper Lane, Shelf, Halifax. HX3 7RD	Newbuild
12/21/2020	20/01284	Ground Floor, Offices 1 & 2, 35 Clare Road, Halifax. HX1 2JP	Conversion
12/11/2020	20/01011	Garage at 2 to 3 Sunny Bank, Sunny Bank Sunny Bank Lane, Cragg Vale, Hebden Bridge. HX7 5SL	Conversion
12/22/2020	20/56030	Barn at Upper Blind Lane Farm, Upper Blind Lane, Mytholmroyd, Hebden Bridge. HX2 6JF	Conversion
1/26/2021	20/01457	83 New Hey Road, Rastrick, Brighouse. HD6 3QG	Newbuild
1/15/2021	20/00402	Stable/store to South Of Hill Top Farm Barn, Hathershelf Lane, Mytholmroyd, Hebden Bridge.	Conversion
1/12/2021	20/01374	Building South East Of Upper Spring Farm, Cold Edge Road, Wainstalls, Halifax.	Conversion
1/28/2021	20/00553	Garden of, 13 The Gardens, Halifax. HX1 2PL	Newbuild
1/18/2021	20/01149	Garage at, Robert Street, Lee Mount, Halifax.	Newbuild
1/25/2021	20/01469	Lower Ground Floor of Wayside, Oldham Road, Ripponden, Sowerby Bridge. HX6 4DN	Conversion
2/24/2021	20/01203	1 Oddy Fold, Halifax. HX3 6LL	Conversion
2/26/2021	20/00652	Boan Cottage, Pike End Road, Rishworth, Sowerby Bridge. HX6 4RH	Conversion
2/5/2021	20/00581	Outbuilding/Formar Cottage at New Edge Farm, Edge Lane, Heptonstall, Hebden Bridge. HX7 7PG	Conversion
2/17/2021	20/00640	Stable and Land at Junction of, Marsh Lane and Marsh Delves, Southowram, Halifax.	Conversion
2/1/2021	20/00837	Land West of, 46 Wakefield Road, Sowerby Bridge.	Newbuild
3/2/2021	20/01125	Land Adjacent, 1 Princeton Close, Wheatley, Halifax.	Newbuild
3/3/2021	20/01209	Garden of Ivy House, Stack Hills Road, Todmorden. OL14 5QW	Newbuild
3/2/2021	20/01230	Outbuilding at Scausby Hall, School Lane, Illingworth, Halifax. HX2 9UR	Conversion
3/25/2021	20/01124	Garage Site, Charles Street, Brighouse.	Newbuild
4/28/2021	20/00417	Land South Of Kitson Lane Farm, Kitson Lane, Norland, Sowerby Bridge.	Newbuild
4/9/2021	20/01274	Agricultural Building at Heights Barn, Quakers Lane, Sowerby Bridge. HX6 4HJ	Conversion
4/7/2021	21/00173	First and Second Floors, 43 Striling Street, Halifax. HX1 2TN	Conversion
4/23/2021	20/00146	Crib Farm, New Lane, Sowerby Bridge. HX2 6JJ	Newbuild
4/29/2021	20/01447	85 Upper Lane, Northowram, Halifax. HX3 7EE	Newbuild
4/6/2021	20/01314	35 Causeway Head, Cross Wells Road, Ripponden, Sowerby Bridge. HX6 4NJ	Conversion
5/14/2021	21/56005	Agricultural Building at Cockhill Farm, Cock Hill Road, Cragg Vale, Hebden Bridge. HX7 5TU	Conversion

5/28/2021	20/01449	Stables at Broad Hollin Farm, 73 Hollin Lane, Ripponden, Sowerby Bridge. HX6 4LH	Conversion
5/27/2021	20/01483	Land East Of 1 Tofts Grove, Tofts Grove Place, Rastrick, Brighouse.	Newbuild
5/12/2021	21/00031	Garden of, 51 Sunnybank Crescent, Greetland, Elland. HX4 8ND	Newbuild
6/3/2021	21/00274	Site of Outbuildings at Springhead Cottage, Hathershelf Lane, Mytholmroyd, Hebden Bridge. HX2 6JQ	Newbuild
6/28/2021	21/00291	9 St James Road, Halifax. HX1 1YS	Conversion
6/17/2021	20/01323	Land Adjacent to, 5 California Drive, Todmorden. OL14 6PW	Newbuild
6/23/2021	21/00046	Ground and Basement Floors, 43 to 45 Bridge End, Brighouse. HD6 3DN	Conversion
6/28/2021	21/00574	12 Lord Street, Halifax. HX1 5AE	Conversion
6/1/2021	21/00225	61 Pye Nest Grove, Halifax. HX2 7JY	Newbuild
7/12/2021	21/00006	Great House Barn, Towngate, Midgley, Sowerby Bridge. HX2 6UH	Conversion
7/2/2021	21/00316	Grosvenor, 1 Stafford Parade, Halifax. HX3 0PD	Newbuild
7/5/2021	20/00735	8 Victoria Avenue, Elland. HX5 0AZ	Newbuild
7/20/2021	20/01096	Wood Nook Farm, Park Lane, Siddal, Halifax. HX3 9TU	Conversion
8/11/2021	20/00113	Adjacent, 97 Oxford Lane, Siddal, Halifax. HX3 9DG	Newbuild
8/16/2021	21/00549	7 Wellholme, Brighouse. HD6 4AF	Newbuild
8/10/2021	21/00107	Annexe at Chapel House Farm, Coley Road, Hipperholme, Brighouse. HX3 7SA	Newbuild
9/24/2021	21/00089	9 Southedge Terrace, Hipperholme, Brighouse. HX3 8ED	Conversion
9/21/2021	19/00590	Cattle Shed at Park Nook Farm, Park Nook, Southowram, Halifax. HX3 9TT	Conversion
3/22/2021	21/90291	Garage at, 104 Huddersfield Road, Brighouse. HD6 3RH	Conversion
10/4/2021	21/00730	Garage at, 2 Lower Ox Heys, Norwood Green, Brighouse. HX3 8QY	Newbuild
10/6/2021	21/00668	Basement, 13 Hammond Street, Halifax. HX1 4DR	Conversion
10/15/2021	20/01338	Outbuilding adajacent, 24 Crowtrees Lane, Brighouse. HD6 3NE	Conversion
10/25/2021	21/00746	Rear of, 83 Stratton Road, Brighouse. HD6 3TY	Newbuild