

Self-build and Custom Housebuilding: Monitoring Report



March 2023

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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 7 (31 October 2021 to 30 October 2022). 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
7	31 October 2021 to 30 October 2022	37	1	38	30 October 2025
Total		197	3	200	

3.2 The table shows that up to 30 October 2022 there were 197 individuals on the register, and three 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 seven base periods, period 2 (i.e. 31 October 2016 to 30 October 2017) saw the most individuals added, while only periods 3, 5 and 7 saw the registration of associations.

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.

Preferences of people on the register

3.4 The total 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 expression of interest on the register is recorded as 1 required plot.

Location	Number of selections
Brighouse	93
Elland	90
Halifax	106
Hebden Bridge	114
Northowram and Shelf	87
Mytholmroyd	91
Ripponden	105
Sowerby Bridge	105
Todmorden	81
More than one location	159

3.5 93% of the individuals on the register expressed a preference for a plot to accommodate a detached dwelling, whilst 35% of individuals identified that more than one property type could potentially meet their needs. Nine 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	183	93%
Semi-detached	39	20%
Terrace	12	6%
Bungalow	38	19%
Flat/apartment	4	2%
No preference	9	5%
More than one type	39	35%

3.6 Additionally, applicants are able to enter text into the "other type" field of the application form. Within base periods 1-7, 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", "Sustainable communal living", "With annexe", "Shipping container log cabin" and "Change of use of property".

3.7 The table below shows the number of bedrooms that the 197 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	2	1%
2 bed	15	11%
3 bed	33	25%
4 bed	47	35%
5+ bed	17	13%
No preference	20	15%

3.8 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 2,421 sq m (0.24 hectares). Values ranged from 90 to 40,000 m2.

3.9 Of 197 individuals on the register, 151 (77%) indicated they would consider a self or custom build plot that was part of a larger new build development, and 159 (81%) 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 planning 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	49
22	TOTAL	228
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	49
	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 49 dwellings were granted permission on sites for one unit in 2021/22. 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 2021 – 30 October 2022

Approval Date	Planning Application Number	Location	Newbuild or Conversion
17/01/2022	21/00554	Land adjacent, 118 Oldham Road, Ripponden, Sowerby Bridge.	Newbuild
19/10/2022	22/00686	Land and garage adjacent 11 Cliffe Royd, Birchcliffe Road, Hebden Bridge.	Newbuild
14/07/2022	22/00040	Rear of, 4 Spring Lane, Greetland, Halifax.	Newbuild
04/11/2021	21/00477	Barn at Upper Woodhead, Scammonden Road, Barkisland, Halifax.	Conversion
17/05/2022	21/01516	Holly Mount, 113 Rochdale Road, Greetland, Halifax. HX4 8HD	Newbuild
18/02/2022	21/00841	Land south of, 335 Bacup Road, Todmorden.	Newbuild
02/03/2022	21/00002	Land adjacent, 1a Bracken Hill, Halifax.	Newbuild
19/08/2022	22/00621	Woodlands, 87a Bramley Lane, Hipperholme, Brighouse. HX3 8NS	Newbuild
07/07/2022	22/00354	Land Adjacent To, 5 Westfield Drive, Lightcliffe, Brighouse. HX3 8AW	Newbuild
06/10/2022	22/00489	Building North Of, 4 Upper Deer Play, Mill Bank, Sowerby Bridge. HX6 3EB	Conversion
13/04/2022	21/00448	Land Adjacent To 16, Exley Bank, Halifax.	Newbuild
23/09/2022	20/01016	Site of stables at Lower Han Royd Farm, Far Lane, Midgley, Sowerby Bridge. HX2 6UL	Conversion
26/10/2022	22/00394	Site of, Sourhall Court, Todmorden.	Newbuild
13/01/2022	21/01430	Land Adjacent, 1 Princeton Close, Wheatley, Halifax.	Newbuild
13/05/2022	21/01484	Stables at Broad Hollin Farm, 73 Hollin Lane, Ripponden, Sowerby Bridge. HX6 4LH	Conversion
05/11/2021	21/00199	Lower Sowerby Croft Barn, Sowerby Croft, Sowerby Bridge. HX6 3QS	Newbuild
26/10/2022	22/00373	Bar House, Denholme Gate Road, Hipperholme, Brighouse. HX3 7SB	Newbuild
09/12/2021	20/01490	Barn at Lightlie Royd, Lightcliffe Royd Lane, Barkisland, Sowerby Bridge. HX4 0BU	Conversion
14/12/2021	20/01300	Stables and Store at Broad Carr Farm, Sisley Lane, Todmorden. OL14 6HW	Conversion
26/07/2022	22/00094	Garage and Store at, 32 Huddersfield Road, Halifax. HX3 0NN	Conversion
23/12/2021	21/01177	Outbuilding at Well Head Farm, Well Head Lane, Sowerby Bridge. HX6 1NN	Conversion
26/11/2021	21/90902	1 Tofts Grove Place, Rastrick, Brighouse. HD6 3NR	Conversion
07/01/2022	21/00251	Garden of, 16 Vine Close, Brighouse. HD6 4JS	Newbuild

26/01/2022	21/00313	Rear of, 1 Victoria Drive, Northowram, Halifax. HX3 7HX	Newbuild
28/01/2022	21/00228	Field at Junction of, High Stones Road and Water Stalls Road, Cragg Vale, Hebden Bridge.	Newbuild
01/02/2022	21/00287	3b Bonegate Road, Brighouse. HD6 1TQ	Newbuild
04/02/2022	21/00235	27 Spark House Lane, Sowerby Bridge. HX6 3QU	Conversion
15/02/2022	21/00244	Land East Of High Trees, The Carriage Drive, Greetland, Elland.	Newbuild
24/02/2022	20/01558	Barns at, 788 Rochdale Road, Todmorden. OL14 7UA	Conversion
01/03/2022	20/01402	Land North Of, 11 St Giles Road, Lightcliffe, Brighouse.	Newbuild
08/03/2022	21/00219	Stables Adjacent Benroyd Terrace, Jagger Green Lane, Holywell Green, Elland.	Newbuild
16/03/2022	21/00968	Annexe at Collon Bob, High Stones Road, Cragg Vale, Hebden Bridge. HX7 5TX	Conversion
25/03/2022	21/00677	Barn at Lower Bouldshaw Farm, Whinney Royd Lane, Northowram, Halifax. HX3 7TF	Conversion
05/04/2022	21/01537	36 Club Lane, Halifax. HX2 8DA	Conversion
06/05/2022	21/01512	Garden of The Old Vicarage, 9 Ogden Lane, Brighouse. HD6 3HF	Newbuild
17/05/2022	21/01257	Garden of, 84a Rastrick Common, Brighouse. HD6 3EL	Newbuild
18/05/2022	21/00582	Garden of, 281 Willowfield Road, Halifax. HX2 7NF	Newbuild
28/06/2022	22/00172	Land Adjacent, 31 Castlefields Drive, Brighouse. HD6 3XF	Newbuild
22/07/2022	21/01570	13 Darnes Avenue, Halifax. HX2 7DQ	Newbuild
22/07/2022	21/01569	11 Darnes Avenue, Halifax. HX2 7DQ	Newbuild
29/07/2022	21/00607	138 Woodhouse Lane, Brighouse. HD6 3TH	Newbuild
05/09/2022	21/01102	Stables at White House, Cave Hill, Northowram, Halifax. HX3 7SY	Conversion
16/09/2022	21/01490	Barn at Ashday Hall Farm, Ashday Lane, Southowram, Halifax. HX3 9TR	Conversion
03/10/2022	22/00517	10 Cross Lane, Clifton, Brighouse. HD6 4HG	Newbuild
21/10/2022	22/00363	Adjacent 11 The Arches, Claremount Road, Boothtown, Halifax. HX3 6LD	Newbuild
25/10/2022	21/01185	Althorpe, Norland Road, Greetland, Elland. HX4 8PT	Newbuild