

Self-build and Custom Housebuilding: Monitoring Report



March 2024

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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 8 (31 October 2022 to 30 October 2023). 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 and published in December.

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
8	31 October 2022 to 30 October 2023	15	0	15	30 October 2026
Total		211	3	214	

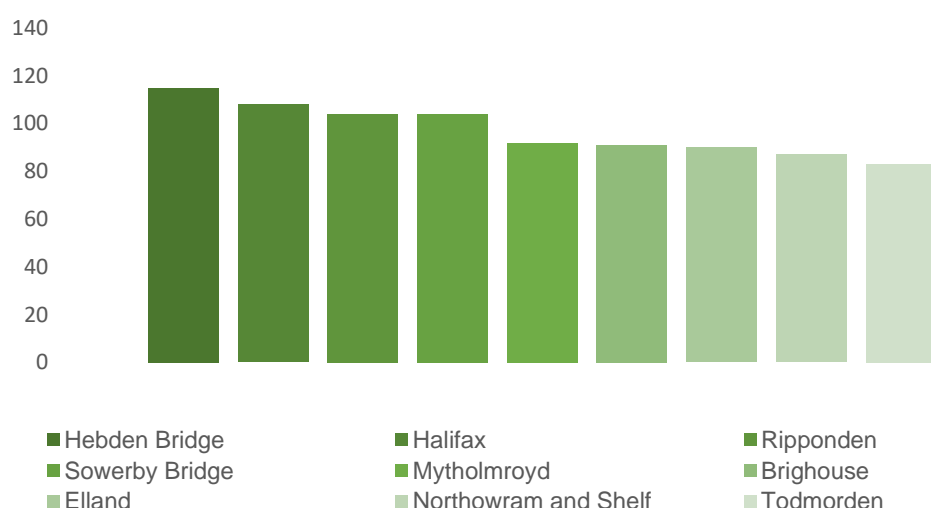
3.2 The table shows that up to 30 October 2023 there were **211** individuals registered, and **3** associations. Note that an association counts the same as an individual in terms of demand, as outlined in planning guidance.

3.3 Since the last monitoring report, **nine** records have been removed from the register, either by request or because of later duplicate registrations. However, though these people's personal data has been cleared, because they registered in previous base periods they must still be counted towards the level of demand.

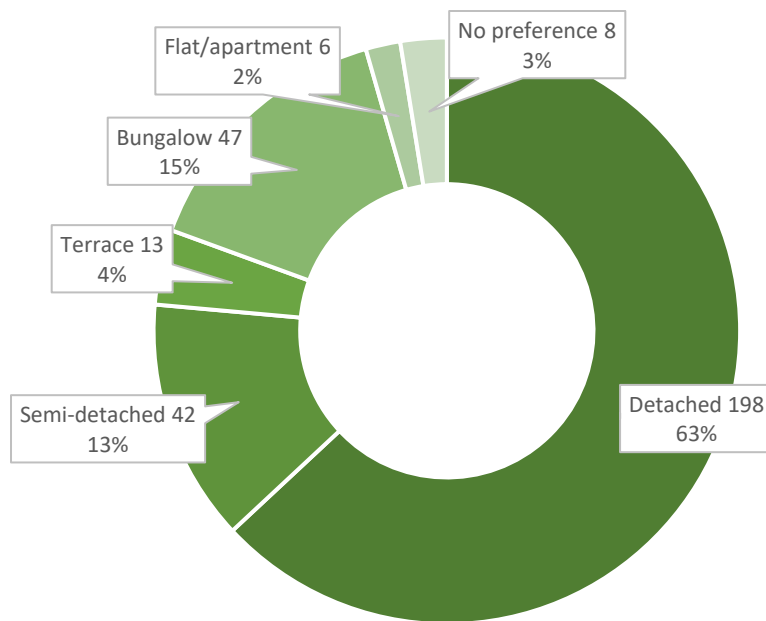
Preferences of people on the register

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	91
Elland	90
Halifax	108
Hebden Bridge	115
Northowram and Shelf	87
Mytholmroyd	92
Ripponden	104
Sowerby Bridge	104
Todmorden	83
More than one location	164 (80%)



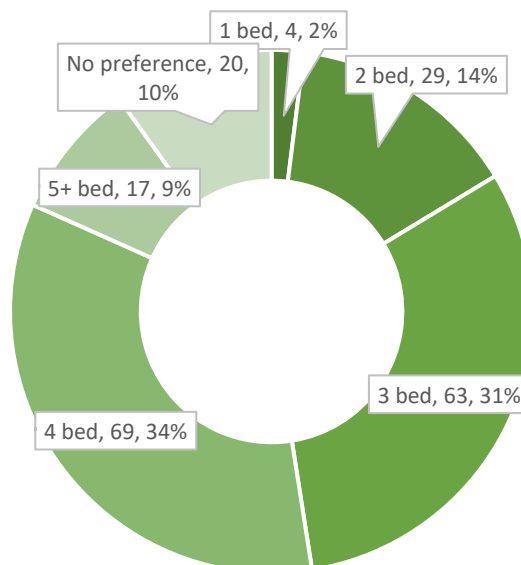
3.5 94% of the individuals on the register expressed a preference for a plot to accommodate a detached dwelling, whilst 30% of individuals identified that more than one property type could potentially meet their needs. Eight individuals did not express any preference for the type of dwellings they would like to build.



3.6 Additionally, applicants are able to enter text into the “other type” field of the application form. For comments provided in base periods 1-7, please see previous monitoring reports. The following items were inputted into this field during Base Period 8:

- “Eco-friendly home”
- “Timber frame, passive, carbon efficient low impact”
- “Static Caravan”

3.7 The chart below shows the minimum number of bedrooms that the individuals on the register would prefer in their new house. It shows a preference for larger properties, with nearly 75% stating a preference for 3 beds or larger.



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 2,386 sq m (0.23 hectares). Values ranged from 90 to 40,000 m2.

3.9 Of 211 individuals on the register, **164 (78%)** indicated they would consider a self or custom build plot that was part of a larger new build development, and **169 (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).

3.10 Since the last monitoring report was published, a set of new questions has been included on the form for the self-build register to gain a deeper understanding of the types of housing self-builders are looking to construct. Existing registrants were given the opportunity to fill in the extra questions too. Of people on the register that answered these:

Number of adults:	Number of children:	Step-free home required: 2
1:1	1: 5	
2: 9	2: 2	
	3: 2	

Features	Desirable	Essential
Private courtyard/garden	1	9
Private terrace/balcony	5	0
Private garage(s)	6	2
Allocated parking space(s)	0	9

Other features:

"I would consider a self-sufficient plot with no connected services (sustainability and Eco features are an essential element of any home we would want to build)"

"Large outdoor space for nature pond etc"

"Driveway"

"Spare room for walk in wardrobe/dressing room"

Different scheme types:

Self-build one-off home: 8

Contractor-built one-off home: 7

Kit home: 7

Independent community collaboration: 5

Supported community self build group: 2

Custom build home: 6

Other:

"We're really interested in living in a tiny house built to Passivhaus principles, many of these are "deliver to site""

Why do you want to build your own home? (Preference rank)

Reason	Scores	Total (lower score indicates higher priority)
a) I want to physically build my own home	4, 5, 5, 5, 1, 1, 4	25
b) I want a home built to my own design and specification	1, 3, 1, 4, 4, 2, 2, 2, 1	20
c) I want a home that I can afford to buy	6, 4, 2, 3, 3, 2	20
d) I want to be part of a building community	5, 6, 2, 1, 6, 6, 3, 5	34
e) I want a property that is better for the environment with low running costs	2, 2, 3, 2, 1, 1, 4, 3	18
f) I want a home in a particular location	3, 1, 3, 3, 4, 5, 6	26

Which elements will you realistically carry out?

Design of the home: 5

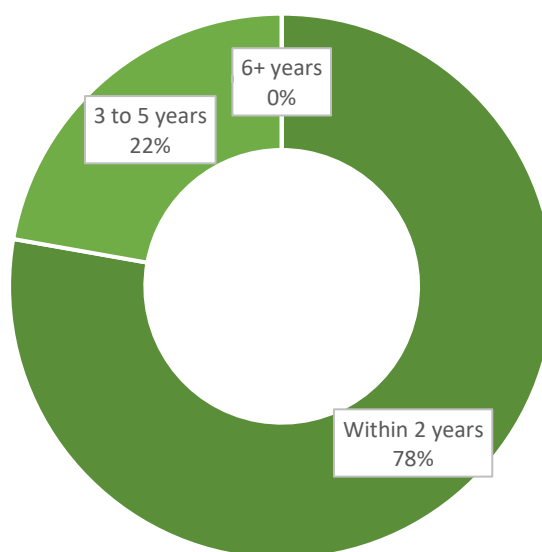
Preparation of plot & foundations: 6

Building structure & walls: 3

Installing bathroom/kitchen: 4

Internal/external decoration: 7

When do you realistically expect to start work?



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.

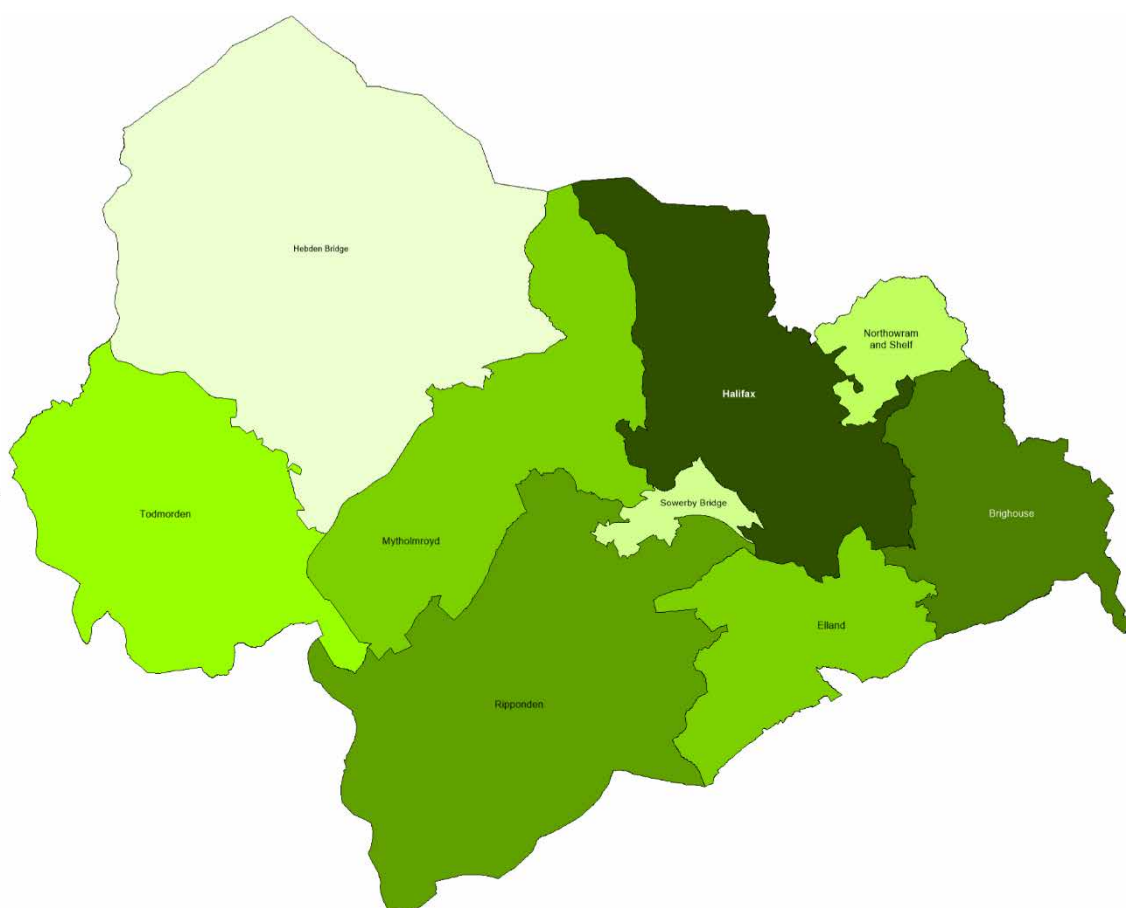
4.3 The table below shows the number of dwellings that have been granted permissions (full or outline) on single plots, for each base period. Conversions of buildings from other uses (barn conversions) to dwellings have been included. Planning permissions for flatted schemes have been excluded (as they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

Base period	Demand period start	Demand period end	Demand for period	Supply period start	Supply period end	Supply for period	Demand met?	Supply period finished?
1	1 Apr 2016	30 Oct 2016	19	31 Oct 2016	30 Oct 2019	330	Yes	Yes
2	31 Oct 2016	30 Oct 2017	52	31 Oct 2017	30 Oct 2020	312	Yes	Yes
3	31 Oct 2017	30 Oct 2018	20	31 Oct 2018	30 Oct 2021	274	Yes	Yes
4	31 Oct 2018	30 Oct 2019	22	31 Oct 2019	30 Oct 2022	228	Yes	Yes
5	31 Oct 2019	30 Oct 2020	18	31 Oct 2020	30 Oct 2023	143	Yes	Yes
6	31 Oct 2020	30 Oct 2021	31	31 Oct 2021	30 Oct 2024	63	Yes	—
7	31 Oct 2021	30 Oct 2022	38	31 Oct 2022	30 Oct 2025		—	—
8	31 Oct 2022	30 Oct 2023	15	31 Oct 2023	30 Oct 2026		—	—

4.4 A total of 14 dwellings were granted permission on sites for one unit in 2022/23. Details of all sites with permission are included within Appendix A of this report.

Supply by Local Plan Area over time

Local Plan Area	20/21	21/22	22/23	Total
Halifax	9	24	4	37
Brighouse	12	17	2	31
Ripponden	8	9	2	19
Elland	5	5	2	12
Mytholmroyd	3	9	0	12
Todmorden	4	5	1	10
Northowram & Shelf	3	5	1	9
Sowerby Bridge	1	4	1	6
Hebden Bridge	1	2	1	4
Total	46	80	14	140



Appendix A: Permissions granted for suitable sites between 31 October 2022 – 30 October 2023

Approval Date	Planning Application Number	Location	Newbuild or Conversion	Local Plan Area
08/11/2022	22/00796	Adjacent Staveley, Harewood Place, Halifax	Newbuild	Halifax
11/11/2022	22/00007	Land adjacent 9 Hulme Street, Sowerby Bridge	Newbuild	Sowerby Bridge
08/09/2023	22/00988	Land rear of 101 Shroggs Road, Halifax	Newbuild	Halifax
14/08/2023	23/00140	Adjacent 2 Woodlands Avenue, Halifax	Newbuild	Halifax
16/11/2022	21/00780	Garage site adjacent to Dodge Holme Court, Dodge Holme Close, Mixenden, Halifax	Newbuild	Halifax
27/10/2023	23/00309	Site of Office Building at site of former Hipperholme Brick Works, Halifax Old Road, Hipperholme	Conversion	Brighouse
24/03/2023	23/00062	Land Side of 25 Hoults Lane, Greetland, Elland	Newbuild	Elland
24/03/2023	21/01314	Storage Building Adjacent To Robinwood Activity Centre, Jumps Road, Todmorden	Newbuild	Todmorden
21/04/2023	22/00414	Land West of 1 Blue Ball Cottages, Blue Ball Road, Ripponden, Sowerby Bridge	Conversion	Ripponden
02/05/2023	22/00550	Stables at Green Holes Farm, Coal Gate Road, Ripponden, Sowerby Bridge	Conversion	Ripponden
04/07/2023	22/00794	Rear of Holme Dene, Leeds Road, Hipperholme	Newbuild	Brighouse
15/08/2023	22/01024	Garage at The Coach House, Boston Hill, Old Town, Hebden Bridge	Conversion	Hebden Bridge
22/08/2023	22/01321	Old Scarborough School, 4 Providence Hill, Beestonley Lane, Stainland, Elland	Conversion	Elland
22/09/2023	22/01169	Land East of Orchard House, 75 Victoria Drive, Northowram	Newbuild	Northowram & Shelf

Local Plan Area	Permissions
Brighouse	2
Elland	2
Halifax	4
Hebden Bridge	1
Mytholmroyd	0
Northowram & Shelf	1
Ripponden	2
Sowerby Bridge	1
Todmorden	1