

Self-build and Custom Housebuilding Monitoring Report

Base Period 9 (31 October 2023 - 30 October 2024)



March 2025

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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 9 (31 October 2023 to 30 October 2024).

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 Self Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016 and the Levelling Up and Regeneration Act 2023) requires that relevant authorities:

- have regard to the register when carrying out its planning, housing, land disposal and regeneration functions
- give development permission for the carrying out of self build and custom housebuilding on enough plots of land to meet the demand for self-build and custom housebuilding in their area in respect of each base period.

2.2 The Act defines suitable permissions as a serviced plot of land with access to a public highway and connections for electricity, water and waste water.

2.3 The level of demand is established 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; unmet need will cumulatively roll over beyond the three years.

3. The Self-build and Custom Housebuilding Register

3.1 The Register provides evidence of demand for self- and custom housebuilding within the district, which can in turn help inform the development of future housing and planning policy and decisions on planning applications. It is also important to inform the Council's duty to have regard to their Register in exercising its functions relating to planning, housing, land disposal and regeneration.

3.2 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.

Number of entries on the register by base period

Base period	Period covered	Individuals	Associations	Total
1	1 April 2016 to 30 October 2016	19	0	19
2	31 October 2016 to 30 October 2017	52	0	52
3	31 October 2017 to 30 October 2018	19	1	19
4	31 October 2018 to 30 October 2019	21	0	22
5	31 October 2019 to 30 October 2020	17	1	18
6	31 October 2020 to 30 October 2021	31	0	31
7	31 October 2021 to 30 October 2022	37	1	38
8	31 October 2022 to 30 October 2023	15	0	15
9	31 October 2023 to 30 October 2024	11	0	11
Total		222	3	225

3.3 The table shows that up to 30 October 2024 there were **222** individuals registered, and **3** associations. Note that an association counts the same as an individual in terms of demand, as outlined in planning guidance.

3.4 During Base Period 9, **eleven** 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.

3.5 The number of plots required to meet the statutory duty is therefore **225**.

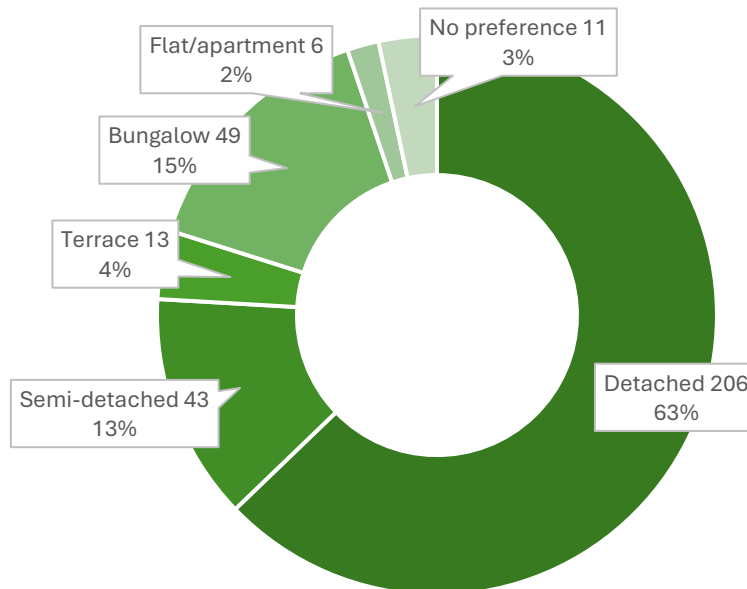
Preferences of people on the register

3.6 The following data should be used by prospective housebuilders of large sites (100+) to inform their Design Codes to align with the preferences of people who would like to self-build in Calderdale.

3.7 The total figures for general location preference are greater than the sum of plots required as applicants to the register can choose multiple areas. An expression of interest on the register is recorded as 1 required plot.

Location	Number of selections
Brighouse	100
Elland	95
Halifax	114
Hebden Bridge	123
Northowram and Shelf	94
Mytholmroyd	96
Ripponden	112
Sowerby Bridge	112
Todmorden	85
More than one location	180 (81%)

3.8 94% of the individuals on the register expressed a preference for a plot to accommodate a detached dwelling, whilst 37% of individuals identified that more than one property type could potentially meet their needs. Eleven individuals did not express any preference for the type of dwellings they would like to build.



3.9 Additionally, applicants are able to enter text into the "other type" field of the application form. For comments provided in base periods 1-8, please see previous monitoring reports. The following items were inputted into this field during Base Period 9:

- "Eco home"
- "Industrial"

3.10 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 933 sq m. Values ranged from 90 to 40,000 sq m.

3.11 Of 222 individuals on the register, **170 (77%)** indicated they would consider a self or custom build plot that was part of a larger new build development, and **173 (78%)** 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).

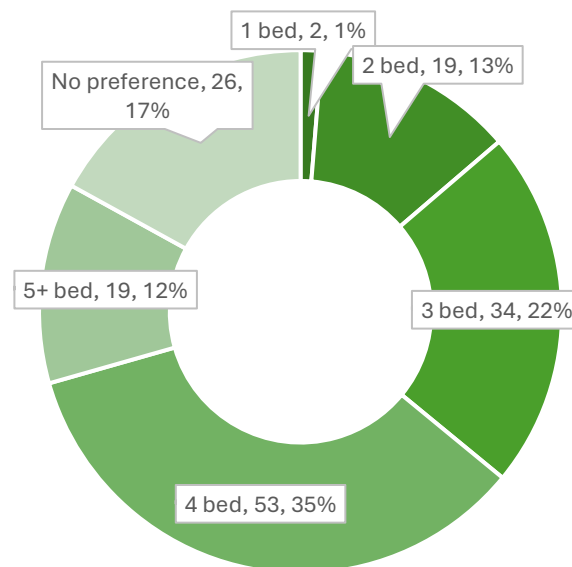
Features considered essential or desirable (% of people): Step-free (22%); private garden (100%); private terrace/balcony (44%); private garage (100%); allocated parking space (89%)

Top reasons for building:

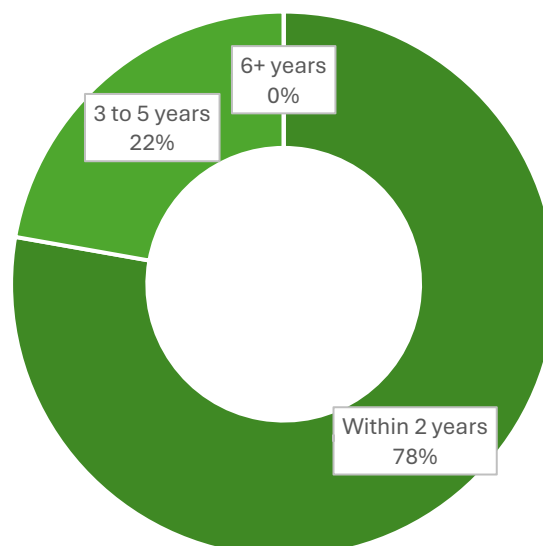
- 1: I want a home built to my own design and specification (33%)
- 2: I want a property that is better for the environment with low running costs (22%)
- 3: I want a home in a particular location (22%)

- 4: I want to physically build my own home (11%)
- 5: I want to be part of a building community (11%)

3.12 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 70% stating a preference for 3 beds or larger.



When do you realistically expect to start work?



Further questions are included on the self-build registration form but do not have enough data to report on yet.

4. Duty to Grant Planning Permission

4.1 Local planning authorities should give 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. Authorities have a period of 3 years from the end of the base period in which to do this, although unmet need will roll over cumulatively. 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 is for the carrying out of 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 Planning Practice Guidance seeks to clarify how local authorities can record permissions. It sets out a number of examples of methods a relevant authority may wish to consider to determine whether an application, permission or development is for self 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;
- Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.

4.4 The Council has revised its previous estimates of the supply of self-build plots in accordance with the changes brought by the Levelling Up and Regeneration Act 2023. Due to lack of evidence that previously identified likely dwellings on single plots had been given primary design input by the end user, the estimate has greatly reduced. However, given improved processes for the capturing of data and the implementation of policy requirements for 5% of plots on sites over 100 dwellings to provide self-build, future base periods are expected to have increased delivery.

4.5 The table below shows the number of dwellings that have been granted permissions (full or outline), for each base period. Conversions of buildings from other uses (barn conversions) to dwellings have been included. Flatted schemes and retrospective applications have also been excluded.

Base period	Total number of plots required	Permissions granted during base period	Demand (Cumulative totals 3 years following each base period)	Supply for preceding 3 year period	Shortfall for preceding 3 year period
1: 16-16	19	0	0	0	0
2: 16-17	52	0	0	0	0
3: 17-18	20	0	19	0	19
4: 18-19	21	0	71	0	71
5: 19-20	18	0	91	0	91
6: 20-21	31	1	112	1	111
7: 21-22	38	0	130	1	129
8: 22-23	15	0	161	1	160
9: 23-24	11	2	199	2	197

Cumulative totals

Total number of plots required to meet statutory duty: 225

Permissions granted: 3

Overall shortfall: 222

4.6 A total of two dwellings were granted permission on sites for one unit in Base Period 9 (2023-24). Details of all sites with permission are included within Appendix A of this report.

Appendix A: Permissions granted for the carrying out of self and custom housebuilding

Approval Date	Planning Application Number	Location	Local Plan Area	Notes
Base Period 1 (2016)				
-	-	-	-	-
Base Period 2 (2016-17)				
-	-	-	-	-
Base Period 3 (2017-18)				
-	-	-	-	-
Base Period 4 (2018-19)				
-	-	-	-	-
Base Period 5 (2019-20)				
-	-	-	-	-
Base Period 6 (2020-21)				
11/02/2021	20/00852	Land opposite 25 Scar Head Road, Sowerby Bridge	Sowerby Bridge	Detached house
Base Period 7 (2021-22)				
-	-	-	-	-
Base Period 8 (2022-23)				
-	-	-	-	-
Base Period 9 (2023-24)				
10/05/2024	24/00073	Garage South of Riding Hill Farm, Green Lane, Shelf	Northowram & Shelf	Extension and conversion of garage
12/06/2024	24/00156	Land off Clunters Lane, Luddenden Foot	Ripponden	Detached house

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