



# East Riding Local Plan

## Planning Guidance Note on Self - build and Custom Housebuilding

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October 2017

*"Making It Happen"*



EAST RIDING  
OF YORKSHIRE COUNCIL



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## I Introduction

- I.1 This note has been prepared to provide assistance to developers, applicants and Local Planning Authority officers on self-build and custom housebuilding and how to apply national planning policy in the East Riding of Yorkshire. It aims to promote transparency and consistency in the approach East Riding of Yorkshire Council will take to considering self and custom housebuilding. **This note provides interim guidance and is not an adopted Supplementary Planning Document (SPD).**
- I.2 Self-build and custom housing is where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build houses to be occupied as homes by those individuals. The initial owners of the home will have the primary input into the design and layout of their house.

### Planning Policy Context

- I.3 The Housing White Paper (2017) reaffirms the Government's commitment to increasing housing supply and consumer choice through self and custom housebuilding. The National Planning Policy Framework (NPPF) also makes reference to people wishing to build their own homes.
- I.4 To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, paragraph 50 of the NPPF expects local planning authorities to:
- 'Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and **people wishing to build their own homes**)'*
- I.5 Paragraph 159 of the NPPF outlines that the preparation of a Strategic Housing Market Assessment (SHMA) should assess future housing requirements, including people wishing to build their own homes.
- I.6 Policy HI of the East Riding Local Plan Strategy Document (April 2016) sets out the Council's policy for providing a mix of housing and meeting needs, including for older people and first time buyers. Self and custom housebuilding could contribute towards the overall mix and type of housing provided under Policy HI.

## 2 East Riding Custom Build Register

2.1 The Self-build and Custom Housebuilding Act (2015)<sup>1</sup>, supported by the Self-build and Custom Housebuilding (Register) Regulations (2016)<sup>2</sup>, confirms that from April 2016 all local authorities must keep a register of individuals and associations who *'are seeking to acquire plots of land in the authority's area in order to build houses for those individuals to occupy as homes'*. As a result of the Act and the Regulations:

- Councils must grant sufficient planning permissions for enough self-build plots to meet the level of demand identified on their register.
- Councils will have three years to deliver sufficient plots to meet the need of those entered on the register between 1 April 2016 and the 31 October 2016.
- The target will then roll forward on an annual basis, for example, registered entries between 1 November 2016 and 31 October 2017 are to be delivered by October 2020.

2.2 East Riding of Yorkshire Council's register was set up in March 2016 and, as of September 2017, there are 41 applicants on the register<sup>3</sup>. There is a small charge for entering a name onto the register and an annual check to ensure applicants wish to remain on the register, as they continue to seek a plot. The register is made up of two parts:

- Part 1 – People with a local connection will be added to Part 1. The Council has a duty to grant planning permission for sufficient plots to meet the needs of those people registered under Part 1.
- Part 2 – People without a local connection will be added to Part 2. There is no duty to meet the demand resulting from people in Part 2.

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<sup>1</sup> Available to view at: <http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>

<sup>2</sup> Available to view at: [http://www.legislation.gov.uk/uksi/2016/105/pdfs/ukxi\\_20160105\\_en.pdf](http://www.legislation.gov.uk/uksi/2016/105/pdfs/ukxi_20160105_en.pdf)

<sup>3</sup> Further information, including how to apply for a place on the register, is available from: <http://www2.eastriding.gov.uk/environment/planning-and-building-control/new-housing-and-self-build-homes/>

### 3 Decision Making

- 3.1 Under the Act, local authorities have a duty to have regard to their custom build register and use it as a measure of demand for self-build and custom housing. National Planning Practice Guidance (PPG) confirms local planning authorities have a duty to *'have regard to each self-build and custom housebuilding register that relates to their area'* and the register *'may be a material consideration in decision-taking'*.
- 3.2 The Council will work with applicants to consider how self and custom housebuilding units can be incorporated into a scheme to contribute to the overall mix and type of housing. Weight could be given to the level of demand expressed for self-build in a particular area, having regard to the register. However, there is no automatic presumption in favour of custom house building in areas where market housing development is not otherwise supported by the Local Plan.
- 3.3 Proposals for self and custom built housing will continue to be determined against the relevant policies in the Local Plan Strategy Document. Policy H2 supports sites for 100 percent affordable housing where they are well related to development limits. These are known as 'rural exception sites'. Custom house building which falls within the definition of affordable housing (refer to the NPPF definition<sup>4</sup>) would be supported on rural exception sites subject to meeting local affordability criteria and there being a restriction on the rent or sale price of the property each time it is re-let or sold.
- 3.4 Policy H2 also recognises the delivery of 100 percent affordable housing may not always be achievable for viability reasons. In such cases, where it would make a scheme viable, Policy H2 supports the delivery of up to 20 percent market self and custom build housing on a rural exception site.
- 3.5 The Housing Strategy and Development Team should be consulted on schemes which involve self-build and custom housebuilding. They can provide the latest data in relation to the number of people on the register and other assistance in relation to advice and guidance on such matters.

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<sup>4</sup> Definition included in Annex 2 (Glossary) of the NPPF, available to view at: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

## 4 Conclusion

4.1 The East Riding Local Plan does not identify any allocations specifically for self-build or custom housebuilding (as the adoption of the plan pre-dated this requirement). However, such development on allocated sites and on other 'windfall' sites would contribute directly to meeting identified needs as set out in the Plan. The development of the East Riding Custom Build Register helps the Council better understand:

- How many people are interested in custom/self-building;
- The size of properties people are interested in building; and
- Which areas in the East Riding people would consider building in.

4.2 Applications for self-build and custom housebuilding schemes will continue to be monitored by the Council. This information, alongside the register, will enable the Council to understand the level of demand for this form of housing and will inform the development of future plans and strategies. The level of demand on the register would be a material consideration which would be taken into account, alongside relevant policies in the East Riding Local Plan, for relevant development proposals.

4.3 A Housing Supplementary Planning Document (SPD) will be prepared in 2018 and will provide further guidance on self-build and custom housebuilding.

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