

Rugby Borough Council

Self-Build and Custom Housebuilding Register  
2020 update

November 2020

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## **1.Introduction**

The purpose of this report is to demonstrate how Rugby Borough Council has met its duty to grant suitable permissions for self-build and custom housebuilding plots.

Section 19 of the Housing and Planning Act 2015 defines Self-Build and Custom Housebuilding as “the building or completion by individuals, association of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”

The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires authorities to maintain a register of those who have expressed an interest in buying serviced plots. The Housing and Planning Act 2015 defines a ‘serviced plot’ as a plot of land that:

- (a) has access to a public highway and has connections for electricity, water and waste water, or
- (b) can be provided with those things in specified circumstances or within a specified period;

## 2. Rugby Borough Self-Build and Custom Housebuilding Register

Rugby Borough Council maintains a self-build and custom housebuilding register that was established in April 2016 and has been available since for individuals and associations to join.

Details on how to join the self-build and custom housebuilding register can be viewed below:

[https://www.rugby.gov.uk/info/20004/planning\\_strategy/313/self-build\\_and\\_custom\\_build\\_register](https://www.rugby.gov.uk/info/20004/planning_strategy/313/self-build_and_custom_build_register)

The register itself is split into 'base periods'. Base period 1 ran from April 2016- October 2016. Every subsequent base period is from 31<sup>st</sup> October to 30<sup>th</sup> October.

Total demand has been as follows:

Base Period	Number of entries
1 (April 2016 – October 2016)	19
2 (October 2016 – October 2017)	29
3 (October 2017 – October 2018)	30
4 (October 2018 – October 2019)	20
5 (October 2019 – October 2020)	23
Total:	121

### Preferred Locations (all base periods)

The majority of entries on the register did not state a locational preference (60 entries). The area in the Borough identified most frequently was Rugby (17 entries).

Preferred Location	Number of Entries
Any	61
Ansty	0
Bilton	1
Flecknoe, Stretton-on-Dunsmore, Bourton-on-Dunsmore, Birdingbury, Draycote, Princethorpe, Marton, Grandborough, Cawston	2
Barnacle	0
Birdingbury	0
Binley Woods	2
Bourton	1
Brinklow	1
Burton Hastings	1
Bramcote	1
Brandon	0
Broadwell	1
Churchover	0
Church Lawford	0
Clifton upon Dunsmore	1

CV8 (Ryton, Wolston, Brandon), CV21 (Rugby, Newbold), CV22 (South Rugby, Dunchurch)	1
Draycote	0
Dunchurch	11
Dunchurch, Draycote, Lilbourne	1
Dunchurch, Long Lawford or place with good bus links	1
Dunchurch	1
Easehall	1
Eastlands	1
Flecknoe	0
Frankton	1
Grandborough	1
Harborough Magna	0
Leamington Hastings	1
Long Lawford	2
Marion	2
Monks Kirby	1
Near Binley Woods - Brandon (Binley Woods)	1
Newbold	1
Newton	0
Newton, Clifton, Dunchurch - but flexible	1
Pailton	0
Parish of Wolfhampcote	1
Princethorpe, Wolston, Stretton, Eathorpe etc.	1
Princethorpe	0
Rugby	17
Ryton on Dunsmore	1
Shilton	0
Stretton on Dunsmore	1
Stretton under Fosse	0
Thurlaston	0
Willey	0
Willoughby	0
Wolston	0
Wolvey	1

### Type of Development

All entries registered an interest in a plot that could accommodate a 'detached' dwelling, with 85 individuals registering 'detached' as their sole interest. The second preference is for a detached or detached bungalow, at 15 entries. Preferences are listed below:

Type of dwelling	Number of Entries
Detached only	85
Detached or Semi-detached	12
Detached or Detached Bungalow	15
Detached, Semi-detached or Terraced	4
Detached, Semi-Detached, Detached Bungalow or Semi-Detached Bungalow	4
Detached, Semi-Detached, Detached Bungalow, Semi-Detached Bungalow or Terraced	1

### Plot type

The preferred preference of plot type in Rugby is 'self-build' with 76 individuals solely registering an interest in this type of plot.

Type of Plot	Number of Entries
Self-Build	76
Developer Built One-Off / Group Project	0
Kit Home	10
Self-Build or Kit Home	21
Self-Build, Developer Built One-Off or Group Project	0
Self-Build, Kit Home, Developer Built One-Off	7
Self-Build, Kit Home, Independent Community Self-Build, Supported Community Self-Build, Developer Built One-Off	7

### **Timescale of build out**

The majority of entries indicate that they intend to build out their plot within 6 months, with 57 respondents selecting this timescale. A further 24 entries stated that they are seeking a 12 month timescale and 13 entries opting for 24 months. Finally, four respondents are seeking to build out their plot within 32 months.

<b>Timescale within (months)</b>	<b>Number of entries</b>
6	64
12	35
24	16
32	6

### **Individuals or Association**

All 121 entries on the Register are individuals and none are registered as an association.

### **3. Duty to grant Planning Permissions**

Section 2A of the Housing and Planning Act 2015 requires local planning authorities to grant Planning Permission for enough serviced plots of land for self-build and custom housebuilding in each base period. Paragraph 6(c) of the act states:

“2) An authority to which this section applies must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area arising in each base period.

(c) development permission is suitable if it is permission in respect of development that could include self-build and custom housebuilding.”

Self-build and custom housebuilding dwellings may come forward on a variety of sites, from small sites to strategic allocations. In line with the Housing and Planning Act 2015, sites granted planning permission for one or more dwellings which have the potential to include self-build or custom housebuilding are considered to be suitable.

For the purpose of monitoring permissions granted, the Council has applied a threshold of 10 dwellings, which is just below the threshold for major planning applications. This is because in the short term a significant proportion of sites might be expected to be delivered on smaller sites by individuals and community groups. Over time, Rugby’s strategic allocations will be expected to deliver self-build and custom housebuilding homes, as per Policy H1.

There have been no specific planning applications for self-build and custom housebuilding within this period. The Council will continue to monitor this. However, it must be considered that not all self-build and custom housebuilding will be identified as such on planning applications.

It should also be noted that:

- It is up to those on the register to engage with potential site owners themselves. Inclusion on the register does not guarantee that a suitable plot will be identified or made available
- The Council does not own a significant amount of land and the Council does not have a statutory duty to provide land on which to build a self-build or custom housebuilding home
- The Council does not have a duty to grant permission to land which specifically meets the requirements expressed by those on the register in terms of size, location etc.
- The Council is not required to disaggregate permissions granted to meet demand in specific parts of Rugby Borough
- Self-build and custom housebuilding applications do not automatically outweigh other planning considerations such as green belt designations.



### Suitable Plots Granted Permission

Base Period	Suitable plots granted permission
1 (April 2016 - October 2016)	70
2 (October 2016 - October 2017)	83
3 (October 2017 - October 2018)	76
4 (October 2018 – October 2019)	46
5 (October 2019 – October 2020)	49

\*Details on suitable permissions granted have been attained through the latest available housing monitoring data.

### Entries on register and suitable permissions granted in first 3 base periods

Base Period	Demand during base period	Suitable plots granted permission
Base period 1	19	70
Base period 2	29	83
Base period 3	30	76

The number of suitable permissions granted exceeds entries on the self-build and custom housebuilding register. Therefore Rugby Borough Council has met its duty to grant permission for enough suitable plots to meet demand on the register.

### October 2016- October 2017 base period

Base period	Demand during base period	Suitable plots granted permission
Base period 2	29	83

The above table demonstrates that Rugby Borough Council has already met its duty to grant permission to enough suitable plots to meet demand on the register during the latest base period (October 2016 – October 2017).

#### **4. Summary**

This report demonstrates that Rugby Borough Council has met its requirement to grant sufficient permissions for an equivalent number of plots as those on the self-build and custom housebuilding register. The Council will continue to explore ways to facilitate self-build and custom housebuilding.

Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom housebuilding as part of the mix and type of development, as per adopted Local Plan Policy H1.

The Council's updated draft Housing Needs Supplementary Planning Document (SPD) 2020 contains additional information on self-build and custom housebuilding. At the time of writing, this SPD is out for public consultation with the expectation for Council adoption in 2021.

Further details on self-build and custom housebuilding to reflect anticipated government planning reforms will be published on the Council's website in due course.