

Maldon District Local Development Plan Authority Monitoring Report 2021/22

Self-Build and Custom Housebuilding Register

FACT SHEET

WHAT IS THE SELF-BUILD AND CUSTOM HOUSE-BUILDING REGISTER?

The Self-Build and Custom Housebuilding Act 2015 requires the Council to keep and have regard to a register of people who are interested in self-build or custom-build projects in the District. This register will help inform the level of demand for self-build and custom-build plots in the District.

Maldon District's register is divided into two parts:

- Part 1: keeps track of local demand for self-build and custom housebuilding to be met by granting sufficient development permissions for serviced plots of land
- Part 2: keeps track of general demand for self-build and custom-build housebuilding, but there is no requirement to grant development permission for serviced plots or land

The Register is divided into base periods. The first base period is from when the Register was set up to 30 October 2016. Each base period after that runs from 31 October to 30 October the following year.

Base Period	Base period
April 2016 - 30/10/2016	1
31/10/2016 - 30/10/2017	2
31/10/2017 - 30/10/2018	3
31/10/2018 - 30/10/2019	4
31/10/2019 – 30/10/2020	5
31/10/2020-30/10/2021	6
31/10/2021-30/10/2022	7



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HOW MANY INDIVIDUALS AND GROUPS ARE ON THE REGISTER?

Across the base periods to date, there are 16 individuals on Part 1 and 9 individuals on Part 2. There are no groups on the Register. No applications from groups have been received.

Base Period	Base period	No. of individuals on Register part 1	No. of groups on Register part 1	No. of individuals on Register part 2	No. of groups on Register part 2
To 30/10/2016	1	1	0	0	0
31/10/2016-30/10/2017	2	4	0	0	0
31/10/2017-30/10/2018	3	5	0	0	0
31/10/2018-30/10/2019	4	0	0	5	0
31/10/2019-30/10/2020	5	1	0	2	0
31/10/2020-30/10/2021	6	4	0	2	0
31/10/2021-30/10/2022	7	1	0	0	0
Total		16	0	9	0

PLANNING PERMISSIONS SUITABLE FOR SELF-BUILD

Relevant authorities must count entries on Part 1 of the register towards the number of suitable plots that they must grant development permission for. Local Authorities 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. Suitable development permission is defined as 'permission in respect of development that could include self-build and custom housebuilding' (Self-Build & Custom Housingbuilding Act 2015 s2A (6)(c)).

The time allowed for an authority to comply with this requirement, in relation to any base period, is the period of 3 years beginning immediately after the end of that base period. The 3 year time period for base periods 1 -4 have now finished.

In all the base periods, the Council has granted the same number of, or more, suitable development permissions than there are number of entries on Part 1 of the Register for that base period.

Across all the base periods there are 16 individuals on Part 1 of the Register. In comparison, 57 planning permissions for, or suitable for, self-build have been granted.



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In the following table, planning permissions are identified as 'self-build permissions' where the planning application form or its accompanying documents refer to self-build or custom housebuilding. Small sites with outline planning permission are identified as being suitable for self build.

	Base period 1	Base period 2	Base period 3	Base period 4	Base period 5	Base period 6	Base period 7	Total
No. of individuals on Part 1 of Register in each base period after Register review in September 2018	1	4	5	0	1	4	1	16
No. of groups on Part 1 of Register	0	0	0	0	0	0	0	0
Total No. entries on Part 1 of Register	1	4	5	0	1	4	1	16
Self-build permissions granted in each base period (no. dwellings)	0	5	6	6	2	4	5	28
Sites granted outline permission that would be suitable for self-build (no. dwellings)	2	11	6	6	1	3	0	29
Total sites granted planning permission (no. dwellings)	2	16	12	12	3	7	5	57



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PLANNING PERMISSIONS PROGRESS

Of the 28 permissions for self-build, 15 have been built and a further 4 are under construction (as at 5/12/22).

Self-build base period	No. self-build applications refused	Self Build permissions granted (no. dwellings)	Not started (no. dwellings)	Under construction (no. dwellings)	Built (no. dwellings)
16/17	1	5	0	0	5
17/18	0	6	0	2	4
18/19	0	6	2	1	3
19/20	1	2	0	0	2
20/21	1	4	2	1	1
21/22	1	5	5	0	0
Total	4	28	9	4	15

CHANGES TO THE REGISTER IN 2018

The Maldon District Register was set up in April 2016. To ensure that the Register accurately reflects the demand for self-build in the District, it was updated in September 2018. Everyone on the Register was asked if they wished to remain on the register. Those that did not respond were removed from the Register.

A local connection test for entry onto part 1 of the Register was approved in June 2018 and was applied from the start of the next base period on 31 October 2018. The local connection test was not retrospectively applied to the Register. Therefore, the individuals who were on the Register prior to the introduction of the local connection test were automatically added to part 1 of the Register.

More information: www.maldon.gov.uk

This document is available in different formats on request

