

Matter 12: Housing Policies**Note on revisions to policy HNEW1 – Self Build and Custom Build****14th December 2016**

Background

- 1 At the Local Plan Examination hearings on 8th December issues relating to Housing policies (H0 to H14) were discussed.
 - 2 In addition, a proposed new policy relating to self build and custom build housing was also discussed (HNEW1)
 - 3 This note sets out details of the current legislation that applies to self and custom housebuilding.
-

New legislation has been introduced and guidance has been published to support an increase in self-build and custom housebuilding:

- The Self-build and Custom Housebuilding Act (March 2015)
<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (commenced 1st April 2016)
<http://www.legislation.gov.uk/uksi/2016/105/contents/made>
- Self-build and Custom Housebuilding Planning Practice Guidance (April 2016)
<http://planningguidance.communities.gov.uk/blog/guidance/self-build-and-customhousebuilding/>
- Housing and Planning Act 2016
<http://www.legislation.gov.uk/ukpga/2016/22/contents/enacted/data.htm>

The guidance sets out that, in terms of **plan-making**, LPAs should use their registers as evidence of demand when developing their Local Plan and associated documents. The register may be a material consideration in **decision-taking**.

The Housing and Planning Act 2016, places a further duty upon LPAs to grant suitable development permission in respect of enough serviced plots of land to match demand on their self-build and custom build register. The Housing and Planning Act sets out:

- That demand is evidenced by the number of entries added during the base period;
- An authority gives permission if it is granted by the authority, the Secretary of State, the Mayor of London or (in the case of permission in principle) by a development order in relation to land allocated for development in a document made, maintained or adopted by the authority;
- Permission is considered suitable if the development could include self-build and custom housebuilding.

They will also need to ensure they have appropriate development management policies and efficient practices to deal with planning applications:

- For serviced plots of land suitable for self-build and custom housebuilding;
- Permission for and reserved matters applications for houses on those sites; and
- Applications for permission to build homes that include self-build and custom housebuilding.

Information from this note is taken from an LGA / PAS guidance note, “Planning for Self- and Custom-build housing”, published in June 2016 (chapter 2).

[Link to whole document](#)