

4 Custom & Self-build Register and Brownfield Register

Custom and Self-build Register

- 4.1** As required by PPG, since 1 April 2016 the Council keeps a custom and self-build homes register, details of which are publicised on its [website](#). The register provides valuable information on the demand for custom and self-build homes in Huntingdonshire and forms a key part of the Council's evidence base of demand for this type of housing. The register holds information on individuals and associations of individuals who are seeking to acquire serviced plots of land in the district. The PPG encourages Local Planning Authorities to publish headline data in their AMR on the demand for self-build or custom housebuilding revealed by the register and other sources. As of 31 October 2016 new regulations dealing with custom and self build homes registers came into force ([Self-build and Custom Housebuilding Regulations 2016 and the Self-build and Custom Housebuilding \(Time for Compliance and Fees\) Regulations 2016](#))
- 4.2** The Council has not set any local eligibility criteria or fees for going on to or staying on the register. As such anyone going on to the register would be on 'Part 1'.
- 4.3** Local authorities are required to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period.
- 4.4** The first base period began on the day on which the register (which meets the requirement of the 2015 Act) was established and ended on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year (i.e. not concurrent with the monitoring period for the AMR).
- 4.5** At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 4.6** There were 25 applications to the register during the AMR monitoring period between 1 April 2016 and 31 March 2017, of which 2 were considered ineligible. The 23 eligible respondents, who were placed on the register, were all individuals. There were 18 eligible respondents on the register from 1 April 2017 to 30 October 2017. Responses to the questions on the register's application form are set out in table 4.1.
- 4.7** During the period from when the Council set up its custom and self-build homes register on 1 April 2016, to the end of the second base period of 30 October 2017, a total of 54 self-build Community Infrastructure Levy (CIL) exemptions were granted on approved planning applications for dwellings. Of these, 10 dwellings were granted before 1 April 2016, and the exemption applied retrospectively. 35 of the 54 dwellings had been either completed or commenced by 30 October 2017. The number of self-build dwellings permitted exceeds the number of applications to the register, which indicates that the Council is fulfilling its duty to the custom and self-builder in granting sufficient suitable development permission.

4 Custom & Self-build Register and Brownfield Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Table 4.1 Responses to custom and self-build questionnaire

Reasons for interest		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
I want a property with a higher environmental performance than is generally available	24.73%	28.26%
I want to move to a larger property	22.72%	12.06%
I want to move to a smaller property	0%	8.10%
I am interested in improving or learning building and construction skills	13.91%	11.07%
Other	11.13%	13.04%
I am retired and want to build a property suitable for my long term needs	9.12%	10.87%
I would like to move closer to family but cannot afford a similar property to mine in the area	5.87%	0%
I am moving to the area to work but cannot afford a similar property to mine in the area	4.48%	0%
I have had previous experience of a custom/ self build project	4.02%	5.56%
I am interested in being part of a community-led project	3.40%	5.53%
I want a property that has been purposely designed for my disability needs	0.62%	3.95%
What type of build project are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
Self build one-off home	20.55%	23.88%

Custom & Self-build Register and Brownfield Register 4

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Contractor built one-off	19.18%	17.91%
Kit home	20.55%	20.90%
Independent community collaboration	5.48%	7.46%
Supported community self build group	5.48%	2.99%
Community self build	6.85%	5.97%
Custom build home	16.44%	16.42%
Other	1.37%	1.49%
Not sure yet	4.11%	2.99%
How quickly do you think you would be able to progress if a site became available?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
Under 6 months	47.83%	55.56%
Between 6 months and 1 year	26.09%	44.44%
Between 1 and 2 years	17.39%	0%
More than 2 years	8.70%	0%
Please identify any links you have with Huntingdonshire		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17

4 Custom & Self-build Register and Brownfield Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

I live in Huntingdonshire	35.56%	47.06%
I work in Huntingdonshire	24.44%	14.71%
I have family living in Huntingdonshire	31.11%	29.41%
Other links	6.67%	8.82%
Are you interested in plots located:		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
Anywhere in Huntingdonshire	10.34%	24.32%
In Huntingdon	8.62%	8.11%
In St Neots	13.79%	10.81%
In St Ives	17.24%	10.81%
In Ramsey	0%	2.70%
In a settlement other than the four market towns above	20.69%	21.62%
In the countryside (not in any settlement)	27.59%	21.62%
Other	1.73%	0%
What type of plot are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
A single plot	47.73%	42.50%

Custom & Self-build Register and Brownfield Register 4

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

An individual plot within a larger site	29.55%	30.00%
A plot as part of a group project	13.64%	17.50%
Not sure yet	4.55%	5.00%
Other type of plot	4.55%	5.00%
What size of plot are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
Under 150sqm	2.44%	4.00%
More than 150sqm but less than 200sqm	9.76%	4.00%
More than 200sqm but less than 250sqm	4.88%	4.00%
More than 250sqm but less than 300sqm	4.88%	8.00%
More than 300sqm but less than 400sqm	12.20%	12.00%
More than 400sqm but less than 500sqm	12.20%	8.00%
More than 500sqm	21.95%	16.00%
Not sure yet	24.39%	40.00%
Other size	7.32%	4.00%
What type of property are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17

4 Custom & Self-build Register and Brownfield Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Detached house	67.74%	45.71%
Semi-detached house	0%	5.71%
Terraced house	0%	5.71%
Detached bungalow	22.58%	20.00%
Semi-detached bungalow	0%	2.86%
Terraced bungalow	0%	2.86%
Apartment/ flat	0%	5.71%
Other	9.68%	5.71%
Not sure yet	0%	5.71%
How many bedrooms do you require?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
1 bedroom	0%	0%
2 bedrooms	8.70%	11.11%
3 bedrooms	26.09%	27.78%
4 bedrooms	47.83%	50.00%
5+ bedrooms	17.39%	11.11%
What would be the maximum anticipated amount you could afford for the complete build project – including all land purchase build, legal and design costs etc?		

Custom & Self-build Register and Brownfield Register 4

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
Up to £150,000	8.70%	5.56%
Between £150,000 and £200,000	4.35%	11.11%
Between £200,000 and £250,000	17.39%	5.56%
Between £250,000 and £300,000	4.35%	11.11%
Between £300,000 and £400,000	17.39%	16.67%
Between £400,000 and £500,000	30.43%	22.22%
Between £500,000 and £750,000	17.39%	22.22%
No response	0%	5.56%
What is the likely method for financing your custom build?		
Answer	% total Apr 16 - Mar 17	% total Apr - Oct 17
Owned outright by you without a mortgage	21.74%	50.00%
Owned by you with a mortgage	78.26%	44.44%
Part owned with a body such as a Housing Association to share the cost of the project	0%	0%
No response	0%	5.56%
If you are a home owner, would you have to sell the property in order to proceed with custom build?		

4 Custom & Self-build Register and Brownfield Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

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Yes	63.16%	66.67%
No	36.84%	22.22%
No response	0%	11.11%

Brownfield Register

- 4.8** In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 which came in to force in mid April 2017, the Council is required to prepare and maintain a register of brownfield land that is suitable for residential development. Brownfield sites that meet the relevant criteria must be entered in Part 1 of brownfield land registers
- 4.9** The Council was part of the government's Brownfield Register Pilot programme, which commenced in early 2016. The pilot programme was set up to help identify issues and possible solutions ahead of a national requirement for all councils to compile a register.
- 4.10** The register can be viewed on the Council's [website](#).