

Annual Report

on Self-Build and Custom Housebuilding

2019
to
2020



The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a number of obligations on Craven District Council. These include:

1. To keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to build their own homes in the authority's area and to have regard to those registers in carrying out its planning, housing, land disposal and regeneration functions.
2. To publicise its register.
3. To give suitable development permission in respect of enough serviced plots to meet the demand.

The Council's Annual Report on Self-Build and Custom Housebuilding is a way to publicise relevant headline data on the demand for and supply of serviced plots in the area. In 2020, the format of the report was changed in order to align with data collected by the [National Custom and Self Build Association \(NaCSBA\)](#). The latest and previous reports are available to download from the Council's [Self-Build and Custom Housebuilding](#) webpage.

Part 1 – Register numbers

Registers are separated into lists of Individuals and Associations (or Groups of Individuals). These are reported separately.

Table 1.1 – Number of Individuals (excluding those in Groups)

	Number
Total Registrations as at 30 October 2019	33
Additions between 31 October 2019 and 30 October 2020*	21
Total Registrations as at 30 October 2020	54

Table 1.2 – Groups of Individuals (the number of Groups)

	Number
Total Groups Registrations as at 30 October 2019	0
Additions between 31 October 2019 and 30 October 2020*	1
Total Group Registrations as at 30 October 2020	1

*The 12 month period beginning 31 October in one year and ending 30 October in the next year is called a "base period".

Table 1.3 – The numbers of Individuals within Groups (if known)

	Number
Total Registrations as at 30 October 2019	0
Additions between 31 October 2019 and 30 October 2020	2
Total Registrations as at 30 October 2020	2

Part 2 – Plots to be permissioned based on registrations

The numbers added to Registers for any base period must be at least matched by the number of suitable permissions granted in the three years after the end of the base period. Groups are entitled to have their needs met on a single site that may include a number of individual plots. There is no requirement to match those on Registers with specific plots.

Notes

- (1) The permissions required represent the numbers joining the register during the relevant base period.
- (2) Relevant permissions granted in each of the three years after the end of the base period can be used to match the permissions required. If insufficient permissions are granted the result is a shortfall.
- (3) If the number of relevant permissions granted is greater than the numbers joining the registers in the relevant base period those permissions are unallocated (and in some cases may be used to match those joining registers in later base periods).
- (4) Each Group should be accommodated on its own site which will consist of a number of plots.

Table 2.1 – Number of relevant permissions for Individual plots (excluding those for Groups)

	Base Period 1 (period ending 30 Oct. 2016)	Base Period 2 (year ending 30 Oct. 2017)	Unallocated permissions
Permissions required to meet legislative duty for individuals (1)	0	9	
Relevant permissions granted Y/e 30 October 2017	0		9
Relevant permissions granted Y/e 30 October 2018	0	9	14
Relevant permissions granted Y/e 30 October 2019	0	0	16
Relevant permissions granted Y/e 30 October 2020		0	12
Total relevant permissions granted (2)	0	9	42
Shortfall of permissions for individuals (if any)	None	None	

Table 2.2 – Number of relevant permissions for sites for Groups (showing numbers of Groups) (4)

	Base Period 1 (period ending 30 Oct. 2016)	Base Period 2 (year ending 30 Oct. 2017)	Unallocated permissions
Permissions of sites required to meet legislative duty for Groups (1)	0	0	
Relevant permissions granted Y/e 30 October 2017	0		0
Relevant permissions granted Y/e 30 October 2018	0	0	0
Relevant permissions granted Y/e 30 October 2019	0	0	0
Relevant Permissions granted Y/e 30 October 2020		0	2
Total relevant permissions granted (2)	0	0	2
Shortfall of sites for Groups (if any)	None	None	

Table 2.3 – Number of relevant individual plot permissions for Groups (i.e. numbers in Groups) (4)

	Base Period 1 (period ending 30 Oct. 2016)	Base Period 2 (year ending 30 Oct. 2017)	Unallocated permissions
Permissions of plots required to meet legislative duty for Groups (1)	0	0	
Relevant permissions granted Y/e 30 October 2017	0		0
Relevant permissions granted Y/e 30 October 2018	0	0	0
Relevant permissions granted Y/e 30 October 2019	0	0	0
Relevant Permissions granted Y/e 30 October 2020		0	4
Total Relevant permissions granted (2)	0	0	4
Shortfall of plots for Groups (if any)	None	None	

Part 3 – Other information

3.1 Following on from Part 2, above, has the Council met its statutory duty for the following base periods? In the event of a negative answer, the Council will set out plans to address the shortfall.

	Individuals	Groups	Overall
Base period 1 Period ending 30 October 2019	Yes	Yes	Yes
Base Period 2 Period ending 30 October 2020	Yes	Yes	Yes

3.2 Has the Council introduced a local connection test? No

3.3 Has the Council introduced a financial viability test? No

3.4 Has the Council implemented charges for its Register? No

3.5 Has the Community Infrastructure Levy (CIL) operated at any time since 30 October 2016? No

Part 4 – Plot details

The following table provides details of suitable serviced plots granted planning permission by the Council between 31 October 2019 and 30 October 2020.

Table 3.6 – Plot permissions granted in year ending 30 October 2020

Date of expiry	Status at 30/10/20	Name and address of site				Area in hectares	Number of dwellings	Description of development	Number of beds	
06/11/2022	Not Started	DEVONSHIRE HOUSE FARM			LOTHERSDALE	BD20 8EU	0.011	1	Dwelling	3
15/11/2022	Not Started	LAND ADJ TO RYEFIELD HOUSE	SKIPTON ROAD		LOW BRADLEY	BD20 9EF	0.24	2	Two dwellings	4
25/11/2022	Not Started	LAND TO REAR OF WESTFIELD HOUSE	MATTHEW LANE		LOW BRADLEY	BD20 9DF	0.06	1	Detached dwelling	3
02/12/2022	Not Started	LAND OFF MILL LANE			LOW BENTHAM	LA2 7DF	0.8	1	Detached dwelling, garage, kennels and access	5
09/12/2022	Not Started	ALLOTMENT SITE	CROSS HAW LANE		CLAPHAM		0.2	1	Two storey house	4
12/12/2022	Not Started	LAND AT THORLBY HOUSE			STIRTON	BD23 3LQ	0.35	1	Dwelling	3
18/12/2022	Not Started	LAND AT STONE BANK	MAIN STREET		CONONLEY	BD20 8LR	0.03	1	Three bedroom detached two storey dwelling	3
20/12/2022	Not Started	LAND ADJ TO BACK CHURCH STREET	CHURCH STREET		SETTLE		0.16	2	Two bungalows	3
17/01/2023	Not Started	THE COTTAGE	LOWGROUND FARM	ELLEGILL LANE	ELSLACK	BD23 3AR	0.058	1	Detached bungalow	2
27/02/2023	Not Started	LAND AT GISBURN ROAD			HELLFIELD	BD23 4LA	0.08	1	Dwelling and access	4
10/03/2023	Not Started	REAR OF 34 NORTH VIEW	KEIGHLEY ROAD		CROSS HILLS	BD20 7RU	0.015	1	Detached dwelling	2
09/04/2023	Not Started	EVELEANOR	SKIPTON ROAD		LOW BRADLEY	BD20 9ED		1	Detached dwelling	5
21/04/2023	Not Started	47 SHARPHAW AVENUE	SKIPTON			BD23 2QL	0.036	1	Dwellinghouse	3
13/05/2023	Not Started	86 OTLEY ROAD			SKIPTON	BD23 1HG	0.1	1	Dwelling	4