

Annual Report

on Self-Build and Custom Housebuilding

2020
to
2021



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 2020	54
Additions between 31 October 2020 and 30 October 2021*	43
Total Registrations as at 30 October 2021	96

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

	Number
Total Groups Registrations as at 30 October 2020	1
Additions between 31 October 2020 and 30 October 2021*	2
Total Group Registrations as at 30 October 2021	3

*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 2020	2
Additions between 31 October 2020 and 30 October 2021	29
Total Registrations as at 30 October 2021	31

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 2 (year ending 30 Oct. 2017)	Base Period 3 (year ending 30 Oct. 2018)	Unallocated permissions
Permissions required to meet legislative duty for individuals (1)	9	12	
Relevant permissions granted Y/e 30 October 2018	9		0
Relevant permissions granted Y/e 30 October 2019	0	12	4
Relevant permissions granted Y/e 30 October 2020	0	0	16
Relevant permissions granted Y/e 30 October 2021		0	78
Total relevant permissions granted (2)	9	12	98
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 2 (year ending 30 Oct. 2017)	Base Period 3 (year ending 30 Oct. 2018)	Unallocated permissions
Permissions of sites required to meet legislative duty for Groups (1)	0	0	
Relevant permissions granted Y/e 30 October 2018	0		0
Relevant permissions granted Y/e 30 October 2019	0	0	0
Relevant Permissions granted Y/e 30 October 2020	0	0	2
Relevant Permissions granted Y/e 30 October 2021		0	9
Total relevant permissions granted (2)	0	0	11
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 2 (year ending 30 Oct. 2017)	Base Period 3 (year ending 30 Oct. 2018)	Unallocated permissions
Permissions of plots required to meet legislative duty for Groups (1)	0	0	
Relevant permissions granted Y/e 30 October 2018	0		0
Relevant permissions granted Y/e 30 October 2019	0	0	0
Relevant permissions granted Y/e 30 October 2020	0	0	4
Relevant Permissions granted Y/e 30 October 2021		0	41
Total Relevant permissions granted (2)	0	0	45
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 2 Period ending 30 October 2017	Yes	Yes	Yes
Base Period 3 Period ending 30 October 2018	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 3.6 provides details of suitable serviced plots granted planning permission by the Council between 31 October 2020 and 30 October 2021.

Table 3.6 Craven Self-Build and Custom Housebuilding Register - Permissions Granted for Suitable Serviced Plots, 31/10/20 to 30/10/21

Permission Reference	Outline, Full or Prior Notice	Date	Plots	Proposed or Suitable	Location				Description	Construction	House Type	Beds
21522	O	14-Jun-21	1	S	LAND NORTH OF FERN HOUSE	BURTON ROAD	LOW BENTHAM	LA2 7ER	Detached 2 storey dwelling	New Build	Detached	3
22292	F	11-Feb-21	3	S	1 GREEN HEAD COTTAGES	CROSS LANE	LOW BENTHAM	LA2 7ES	Create three dwelling units	Conversion	Terraced	2
22461	F	04-Jun-21	1	S	LAND OFF SPRINGFIELD	SPRINGFIELD	HIGH BENTHAM	LA2 7LA	Family dwelling house and detached garage	New Build	Detached	4
22681	F	20-Aug-21	1	S	Stables	Fourlands	Low Bentham	LA2 7EX	Conversion of stables to new dwelling	Change of Use	Detached	2
22740	F	28-Sep-21	1	S	Barn, High West End	Cross Lane	Low Bentham	LA2 7ES	Conversion of barn and outbuilding into dwelling	Change of Use	Semi	1
22867	F	02-Sep-21	2	S	6 Station Road	High Bentham	Lancaster	LA2 7LF	Change of use to 2 dwellings, extension and alterations	Change of Use	Terraced	3
22897	O	27-Aug-21	1	P	Garden at 1 Pye Busk Close	High Bentham	Lancaster	LA2 7BG	Detached dwelling	New Build	Detached	0
22906	F	15-Sep-21	1	S	Grasmere House	College Road	Bradley	BD20 9DT	Demolition and replacement of detached dwelling	New Build	Detached	3
22639	F	26-Oct-21	1	S	Barn	Leeming Lane	Burton in Lonsdale	LA6 3LD	Change of use of barn to dwelling	Change of Use	Detached	3
21878	F	08-Jun-21	2	S	WORKSHOP	PARK LANE	CARLETON	BD23 3DJ	Conversion to two dwellings with detached garages	Change of Use	Semi	3
22442	O	30-Mar-21	1	S	TOW TOP FARM	BABYHOUSE LANE		BD20 8HY	Erection of agricultural worker's dwelling	New Build	Detached	n/a
22497	F	21-Jun-21	1	S	LAND AT WEND GARDENS	THE WEND	CARLETON	BD23 3EH	Construction of detached dwelling	New Build	Detached	2
21718	F	04-Nov-20	1	S	GIFFORDS BARN	WENNING BANK TO REEBYS LANE	KEASDEN	LA2 8ET	Conversion of barn to dwellinghouse	Change of Use	Detached	3
21775	F	29-Apr-21	4	S	FOUNTAIN HOUSE FARM	THE GREEN	CLAPHAM		Conversion of 2 barns to 3 dwellings, conversion and extension of outbuilding to 1 dwelling	Change of Use	Semi, Detached	2, 3
23180	P	18-Oct-21	1	S	Tewitt Hall Farm	Clapham	Lancaster	LA2 8JD	Convert agricultural building to dwelling	Change of Use	Semi	2
23232	P	18-Oct-21	1	S	Agricultural Building	Moorber Lane	Coniston Cold	BD23 4EQ	Change of use to dwellinghouse	Change of Use	Detached	4
21965	F	12-Jan-21	2	S	CRAIGLANDS FARM	DICK LANE	COWLING	BD22 0JZ	Division of single dwelling to form two	Sub-Division	Semi	2, 4
22238	F	18-Feb-21	1	S	AGRICULTURAL BUILDING	UPPER LANE HOUSE FARM	COLNE ROAD	BD22 0LX	Change of use to residential	Change of Use	Semi	3
22376	F	25-Mar-21	1	S	EAST BERWICK FARM	BERWICK EAST	DRAUGHTON	BD23 6DX	Replacement dwelling and conversion of outhouse	New Build	Detached	5
22543	F	14-Apr-21	1	S	WOODSIDE	MAIN STREET	FARNHILL	BD20 9BJ	Change of use of day care nursery to dwelling	Change of Use	Detached	3
22816	F	12-Aug-21	1	P	42 Eshton Road	Gargrave	Skipton	BD23 3PN	Proposed dwelling	New Build	Detached	3
21844	F	06-Nov-20	1	S	1 RYECROFT ROAD	GLUSBURN		BD20 8RT	Bungalow and associated works	New Build	Detached	2
21859	F	25-May-21	1	S	THE CROFT	26 PARK ROAD	CROSS HILLS	BD20 8BG	Two storey dwelling with attached double garage	New Build	Detached	4
22348	F	26-Jul-21	2	S	Woodridge	22 Park Road	Cross Hills	BD20 8BG	Construction of two dwellings with garages	New Build	Detached	4
22523	F	19-May-21	1	S	LAND TO NORTH OF	GARDEN CLOSE	GLUSBURN		Construction of dwelling	New Build	Detached	3
22526	P	24-Mar-21	1	S	NEAR LEYS FARM	GLUSBURN MOOR	LEYS LANE	BD20 8DY	Conversion of dairy to dwelling	Change of Use	Semi	1
22591	F	01-Jul-21	1	S	35 GREEN LANE	GLUSBURN	KEIGHLEY	BD20 8RR	Construction of replacement dwelling	New Build	Detached	4
22026	F	03-Mar-21	1	S	NAPPA MANOR FARM	NAPPA	SKIPTON	BD23 4LT	Conversion of barn to dwelling	Change of Use	Detached	4
22295	F	27-Aug-21	1	S	Land south west of Hayber Farm	Nappa	Hellifield	BD23 4LT	Rural worker's dwelling	New Build	Detached	3
22825	P	09-Jun-21	2	S	FOLD YARN BARN	SWINDEN	HELLIFIELD	BD23 4LS	Change of use of agricultural building to 2 dwellings	Change of Use	Semi	4
23077	F	21-Sep-21	1	S	Barn	Tenley Farm	Hellifield	BD23 4JN	Conversion of barn to dwelling	Change of Use	Detached	3
21366	F	24-Aug-21	5	S	39 Main Street	Ingleton	Carnforth	LA6 3EH	Change of use of offices and hairdressers to residential	Change of Use	Terrace, Flat	3, 1
22997	P	28-Jul-21	1	S	Agricultural Building, Lodge Barn	Lodge Lane	Langcliffe	BD24 9LT	Convert agricultural building to dwellinghouse	Change of Use	Detached	3
22383	F	19-Mar-21	1	S	BARN AT BANK END FARM	LAWKLAND		LA2 8AT	Conversion of barn to dwelling	Change of Use	Detached	2
22717	F	21-Jun-21	1	S	COACH HOUSE GRANGE	CENTRE ROAD	LOTHERSDALE	BD20 8HL	Conversion of building to dwelling	Conversion	Detached	4
22215	F	04-Feb-21	2	S	RAGGED HALL	OLD OLIVER LANE	RATHMELL	BD24 0LP	Subdivision of dwelling to create 2 dwellings	Sub-Division	Semi	3, 4
18064	O	26-Feb-21	19	S	ANLEY CRAG BUSINESS PARK	LAND TO THE WEST OF THE B6480	(SKIPTON ROAD)		Mixed-use business, industrial and residential	New Build	n/a	n/a
22212	O	22-Jan-21	1	S	LAND TO THE NORTH OF 1	NORTHFIELDS CRESCENT	SETTLE	BD24 9JP	Two storey dwelling	New Build	Detached	n/a
22551	F	20-Apr-21	1	S	1 HIGH FELL CLOSE	SETTLE		BD24 9RR	Conversion of garage to bungalow with extensions	Conversion	Detached	2
22318	F	16-Apr-21	1	S	LAND LOCATED TO THE SOUTH OF	10A PARK WOOD CLOSE	SKIPTON	BD23 1QW	Construction of one dwelling	New Build	Detached	3
22449	F	18-Mar-21	1	S	LAND SW OF	43 BROOK STREET		BD23 1PP	Construction of end of terrace dwelling	New Build	Terraced	3
22764	F	07-Sep-21	1	S	Netherbank	Westhouse	Ingleton	LA6 3PF	Demolition of bungalow and replacement with dwelling	New Build	Detached	4
22763	P	09-Jun-21	1	S	AGRICULTURAL BUILDING	LANE END FARM	CAM LANE	BD23 3SX	Change of use to dwellinghouse	Change of Use	Detached	2
22580	F	04-Jun-21	1	S	LAND ADJACENT TO	PLOUGH INN	WIGGLESWORTH	BD23 4RJ	New dwelling on available land	New Build	Detached	3
22891	P	16-Jun-21	1	S	TOWNHEAD FOLD	WIGGLESWORTH	SKIPTON	BD23 4RR	Change of use of agricultural building to house	Change of Use	Detached	2