

# Annual Report

## on Self-Build and Custom Housebuilding

2021  
to  
2022



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 2021	96
Additions between 31 October 2021 and 30 October 2022*	20
Total Registrations as at 30 October 2022	116

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

	Number
Total Groups Registrations as at 30 October 2021	3
Additions between 31 October 2021 and 30 October 2022*	0
Total Group Registrations as at 30 October 2022	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 2021	31
Additions between 31 October 2021 and 30 October 2022	0
Total Registrations as at 30 October 2022	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 3 (year ending 30 Oct. 2018)	Base Period 4 (year ending 30 Oct. 2019)	Unallocated permissions
Permissions required to meet legislative duty for individuals (1)	12	12	
Relevant permissions granted Y/e 30 October 2019	12		4
Relevant permissions granted Y/e 30 October 2020	0	12	4
Relevant permissions granted Y/e 30 October 2021	0	0	78
Relevant permissions granted Y/e 30 October 2022		0	26
Total relevant permissions granted (2)	12	12	112
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 3 (year ending 30 Oct. 2018)	Base Period 4 (year ending 30 Oct. 2019)	Unallocated permissions
Permissions of sites required to meet legislative duty for Groups (1)	0	0	
Relevant permissions granted Y/e 30 October 2019	0		0
Relevant permissions granted Y/e 30 October 2020	0	0	2
Relevant Permissions granted Y/e 30 October 2021	0	0	10*
Relevant Permissions granted Y/e 30 October 2022		0	9
Total relevant permissions granted (2)	0	0	21
Shortfall of sites for Groups (if any)	None	None	

\*Incorrectly reported as 9 in the previous Annual Report for 2020 to 2021

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

	Base Period 3 (year ending 30 Oct. 2018)	Base Period 4 (year ending 30 Oct. 2019)	Unallocated permissions
Permissions of plots required to meet legislative duty for Groups (1)	0	0	
Relevant permissions granted Y/e 30 October 2019	0		0
Relevant permissions granted Y/e 30 October 2020	0	0	4
Relevant permissions granted Y/e 30 October 2021	0	0	43*
Relevant Permissions granted Y/e 30 October 2022		0	41
Total Relevant permissions granted (2)	0	0	88
Shortfall of plots for Groups (if any)	None	None	

\*Incorrectly reported as 41 in the previous Annual Report for 2020 to 2021

## 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 3 Period ending 30 October 2018	Yes	Yes	Yes
Base Period 4 Period ending 30 October 2019	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 2021 and 30 October 2022.

**Table 3.6: Craven Self-Build and Custom Housebuilding Register - Permissions Granted for Suitable Serviced Plots, 31/10/21 to 30/10/22**

Permission Reference	Outline, Full or Prior Notice	Date	Plots		Proposed or Suitable / Individual or Association	Location			Description	Construction	House Type	
22835	FULL	11-Nov-21	1		P/I	9 Tarn Moor Crescent	Skipton		BD23 1LT	Demolition construction of replacement dwelling	New Build	Detached
22993	FULL	21-Mar-22	1		P/I	162 Keighley Road	Skipton		BD23 2QT	Construction of single dwelling house	New Build	Detached
23212	OUT	02-Sep-22	18		S/A	Land at Wenning View	Low Bentham Road	Low Bentham	LA2 7BT	18 dwellings with all matters reserved except access	New Build	
23597	FULL	17-Feb-22	1		S/I	First Floor	Central Buildings	Main Street	LA2 7HE	Change of use and conversion to 2 bedroom apartment	Change of Use	Flat
23999	FULL	29-Jul-22	1		S/I	17 Main Street	High Bentham		LA2 7HQ	Conversion of part of retail area to residential	Change of Use	Flat
24039	FULL	25-Aug-22	1		S/I	Land North of Fern House	Burton Road	Low Bentham	LA2 7ER	New detached 3 bedroom, 2 storey dwelling	New Build	Detached
23375	PN	29-Nov-21	1		S/I	Poverty Hill Barn	Gargrave Road	Broughton	BD23 3AQ	Change of use of agricultural building to residential use	Change of Use	Detached
23630	FULL	05-Jul-22	1		S/I	Barn at Castle Hill	High Street	Burton in Lonsdale	LA6 3JU	Conversion to form one dwelling	Change of Use	Detached
23542	FULL	10-Jan-22	1		S/I	The Coach House	Carla Beck Lane	Carleton	BD23 3BU	Change of use from bed and breakfast to dwelling	Change of Use	Detached
23289	FULL	25-Nov-21	5		S/A	Warley Wise Farm	Cowling			Conversion of outbuildings to five dwellings	Change of Use	Terraced
23978	FULL	17-Jun-22	2		S/A	163 Keighley Road	Cowling	Keighley	BD22 0AH	Conversion of premises to two dwellings	Change of Use	Terraced
22998	OUT	12-Apr-22	1		S/I	Rockwood	Baxter Wood	Crosshills	BD20 8BB	Construction of detached house and garage	New Build	Detached
23388	FULL	23-Feb-22	2		S/A	Holme Garth	Home Lane	Cross Hills	BD20 8BU	Conversion to two semi detached dwellings	Sub-Division	Semi
24168	FULL	20-Oct-22	1		S/I	Between Millstone and The Croft	Ingleton	Carnforth	LA6 3BZ	New dwelling	New Build	Detached
23258	PN	19-Jan-22	1		S/I	Borks Hill	Sour Dale Lane	Long Preston		Conversion of agricultural building to dwelling	Change of Use	Detached
23280	PN	09-Nov-21	1		S/I	Outbarn	Otterburn Lodge Farm	Otterburn	BD23 4DX	Change of use of agricultural building to residential	Change of Use	Detached
23072	FULL	16-Nov-21	1		S/I	Inglehurst	Ingfield Lane	Settle	BD24 9BA	Construction of dwelling house	New Build	Detached
23164	FULL	08-Mar-22	1		S/I	57 Sharphaw Avenue	Skipton		BD23 2QJ	New dwelling	New Build	Detached
23629	FULL	20-May-22	3		S/A	Canalside Warehouse	Off Swadford Street	Skipton		Change of use to 3 residential apartments	Change of Use	Flat
23712	FULL	24-Mar-22	2		S/A	33 Brook Street	Skipton		BD23 1PP	Conversion of house to 2 one bedroom apartments	Sub-Division	Flat
23748	FULL	11-May-22	1		S/I	26 Otley Street	Skipton		BD23 1EW	Conversion of ground storey to one bedroom apartment	Change of Use	Flat
23936	FULL	07-Jun-22	4		S/A	1-3 Alma Terrace	Otley Street	Skipton	BD23 1EJ	Change of use from office to 4 residential flats	Change of Use	Flat
23995	PN	15-Jun-22	1		S/I	33 Otley Street	Skipton		BD23 1EL	Change of use from dental practice to a dwelling house	Change of Use	Terraced
24115	FULL	23-Aug-22	3		S/A	1 Romille Street	Skipton		BD23 2PJ	Change of former church back to three houses	Change of Use	Terraced
24150	PN	01-Aug-22	1		S/I	Barn NE of Close House Farm	Track to Close House			Change of use of agricultural building to dwelling	Change of Use	Detached
23449	FULL	31-Mar-22	1		S/I	Land off North Road	Sutton in Craven		BD20 7PQ	New detached dwelling	New Build	Detached
23755	FULL	05-May-22	2		S/A	Roseneath	The Acres	Sutton in Craven	BD20 7AT	Demolition of house and construction of two houses	New Build	Detached
24113	FULL	16-Aug-22	1		S/I	Pole Moor Farm	Pole Road	Sutton in Craven		New agricultural worker's dwelling	New Build	Detached
22794	FULL	24-Feb-22	1		S/I	Nuttercote Farm	Church Road	Thornton in Craven	BD23 3TT	Reinstatement of former dwelling	New Build	Semi
23366	FULL	30-Nov-21	1		S/I	Cowgill Barn	Cowgill Farm	Old Road	BD23 3TB	Conversion of barn to dwelling	Change of Use	Detached
23392	FULL	24-Jan-22	1		S/I	Bells Farm	Colne and Broughton Rd	Thornton in Craven	BD23 3ST	Dwelling with detached garage	New Build	Detached
22643	FULL	07-Dec-21	1		S/I	Wigglesworth Hall Barn	Jack Lane	Wigglesworth	BD23 4RL	Conversion of barn to dwelling and residential annexe	Change of Use	Detached
24309	PN	04-Oct-22	1		S/I	Agricultural Building	Townhead Fold	Wigglesworth	BD23 4RR	Change of use of agricultural building to residential	Change of Use	Detached
23310	FULL	30-Sep-22	1		S/I	Barn	Kildwick Grange	Kildwick	BD20 9BZ	Barn conversion to form one dwelling	Change of Use	Detached
24237	FULL	21-Sep-22	1		S/I	The Justices	Kildwick	Keighley	BD20 9AE	Change of use of existing building to dwellinghouse	Change of Use	Detached