

Project Experience

Planning for Self-build and Custom Housebuilding Research – Planning Advisory Service



(Carillion-Igloo's 'Homemade at Heartlands' development – Image courtesy of Carillion-Igloo, Homemade Homes and HTA)



Background

The Self-build and Custom Housebuilding Act (2015) and the subsequent regulations (April 2016) place a duty upon Local Planning Authorities (LPAs) to keep a register of interest in self and custom build and to have regard to this register when carrying out their planning, housing, land disposal and regeneration functions.

The Housing and Planning Bill provisions place a further duty upon LPAs, in terms of giving suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding.

Scope

AspinallVerdi were appointed to research how LPAs are responding to the government's agenda for promoting the self-build and custom building sector of housebuilding.

We undertook detailed interviews with Local Planning Authorities to discuss the approaches they are taking, in terms of plan-making and decision-taking.

This research considered -

- How LPAs are reviewing local plan policies to meet demand;
- How they are dealing with planning applications for serviced plots of land suitable for self-build and custom housebuilding; and
- How they are dealing with permission for and reserved matters applications for houses on those sites.

Outcome

AspinallVerdi produced a concise report to be published as guidance for LPAs in meeting the requirements. The report covers different approaches taken, the practical challenges being faced by LPAs, useful tools to overcome these challenges and additional support required to enable LPAs to meet the requirements.