

Self-build and Custom Housebuilding Register Summary: 4th Base Period 31 October 2018 to 30 October 2019

1.0 Introduction

- 1.1 Local Planning Authorities (LPA's) are required to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding projects.
- 1.2 The minimum requirements for entry on the Register are: the applicants name, address, date of birth, nationality and the number of serviced plot(s) of land they are seeking (either alone or with others) on which to build their sole or main residence. These details are kept on Part 2 of the Register.
- 1.3 The LPA can request additional information to help understand the nature of the demand and to inform planning, housing, regeneration and disposal of assets. It can also apply affordability and local eligibility criteria. These details are kept on Part 1 of the Register. The LPA has a duty to grant suitable planning permission for those numbers on the Register who fulfil these criteria.
- 1.4 The LPA is required to publicise the Register, publish headline data in its Authority Monitoring Report and produce an annual summary of the Register Base Periods. The first base period is the date the LPA first established a Register, 31st March 2015, to the 31st October 2016. Each subsequent 12 months is a base period.

2.0 Somerset West and Taunton Register of Interest Part 2

- 2.1 In 2015 Taunton Deane Borough Council (TDBC) and West Somerset Council (WSC) launched their first Register of Interest. On 1 April 2019 a new local authority was formed for the geographical area covered by WSC and TDBC, this council is called Somerset West and Taunton (SWT).
- 2.2 This report is concerned with the fourth base period 31st October 2017 to 30th October 2019.
- 2.3 A total of 16 persons submitted an application to appear on the Register of Interest. 15 persons submitted the required qualifying information for entry onto Part 2 of the Register.
- 2.4 The data on the Register of Interest should be used by Councils when considering their wider duty to have regard to its planning, housing, regeneration and asset functions.

3.0 SWT Register of Interest Part 1:

- 3.1 The LPA has a duty to grant suitable permissions, or permissions in principal, for serviced plots of land for the number of persons on Part 1 of the Register of Interest. The timescale for the granting permission is three years from the Base Period. Permissions granted before the start of the first base period (31st March 2015) cannot be counted, and permissions cannot apply to more than one Base Period.
- 3.2 Number of Individuals on Part 2 of the Register of Interest – 15;
- 3.3 Number of plots sought - 15;
- 3.4 31 suitable planning permissions were granted for this Base Period.
- 3.5 The additional information in Part 1 of the Register can help SWT understand the nature of the demand. The following is a summary of that information:

3.6 Applicants household income under £60k - 9, Over £60k - 6;

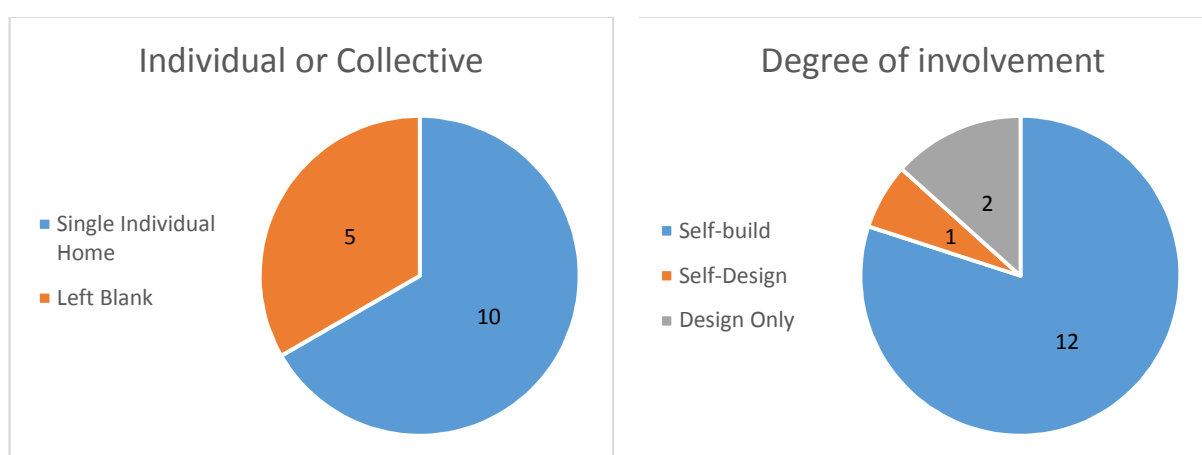
3.7 Applicants on Somerset Homefinder - 0

3.8 Location preferences: (by planning policy categorisation of settlements)

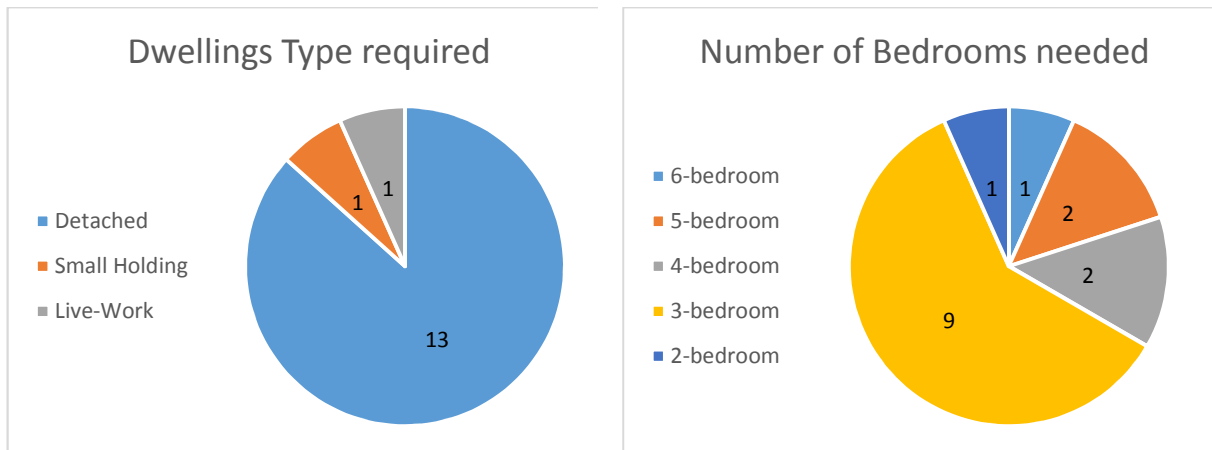
Principal or Secondary Settlement	Rural Service Centre	Major/Minor Rural Centre	Village with settlement limit	Open Countryside *	Other
Taunton x 2	Minehead x 2	Bishops Lydeard	Trull	Hyde Farm Orchard (Hyde Lane)	10mile radius of Taunton
Wellington		Creech St Michael	Pitminster	Area around Taunton, Wellington and Watchet but not the towns themselves	15 mile radius of Taunton
Monkton Heatfield		Wiveliscombe			

* development in open countryside is more restricted than in sustainable settlements

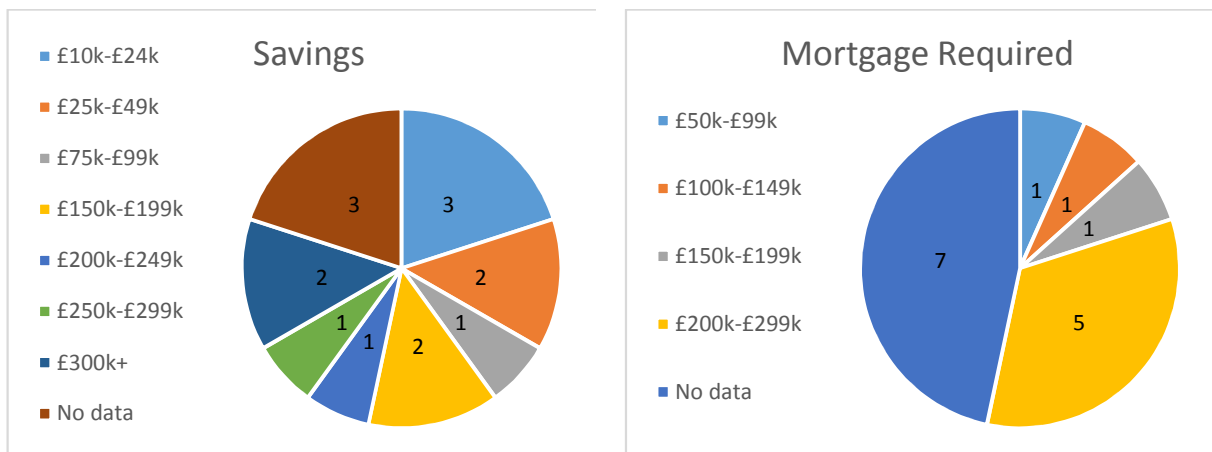
3.9 Type of SCB project: (2/3 of persons provided no data, 1/3 want single detached dwelling; the significant majority wanted a self-build project)



Type of house: (significant majority require detached dwelling; around 2/3 wanted a 3-bed dwelling)



3.10 Project Finances: (a mixed picture regarding finances)



3.11 Reason for Project and Project Timescale: (principal reasons: individual needs and running costs, 2/3 of project timescales is within 1 year)

