

Self-build and Custom Housebuilding Register Summary: 5th Base Period 31 October 2019 to 30 October 2020

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 1

- 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). In terms of planning this is the area excluding Exmore National Park, which is its own Local Planning Authority.
- 2.2 This report is concerned with the fifth base period 31st October 2019 to 30th October 2020.
- 2.3 A total of 11 persons submitted an application to appear on the Register of Interest. 11 persons submitted the required qualifying information for entry onto Part 2 of the Register. All were for the former TDBC area.
- 2.4 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.
- 2.5 30 suitable planning permissions were granted for the Base Period.
- 2.6 Whilst the duty to make land available correlates only to Part 1 of the Register of Interest, 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. The following pages summarise information from part 1 of the register.

3.0 SWT Register of Interest Part 2:

3.1 Number of Individuals on Part 2 of the Register of Interest – 11;

3.2 Number of plots sought - 11;

3.3 Applicants household income under £60k - 8, Over £60k – 3;

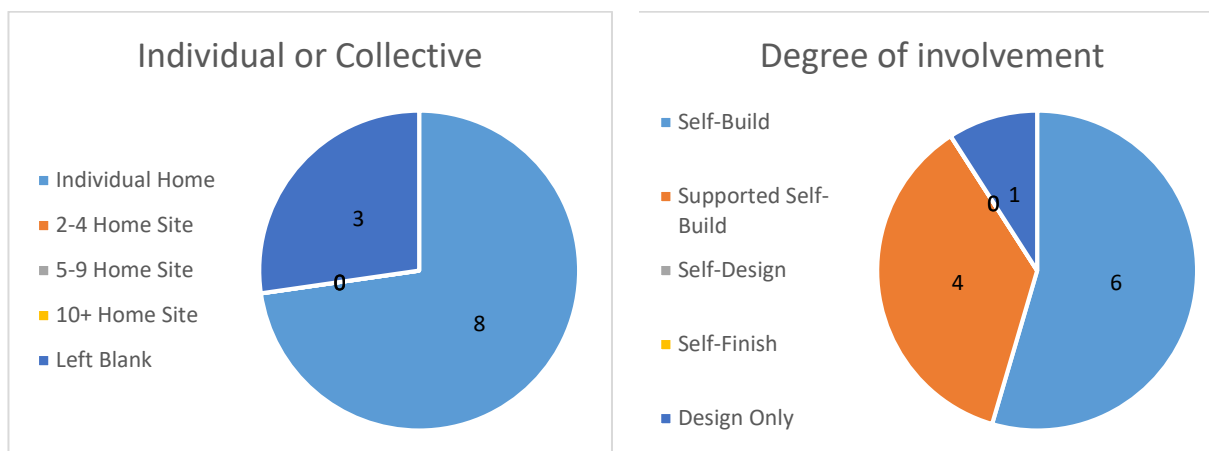
3.4 Applicants on Somerset Homefinder – 0

3.5 Location preferences: (grouped by planning policy categorisation of settlements)

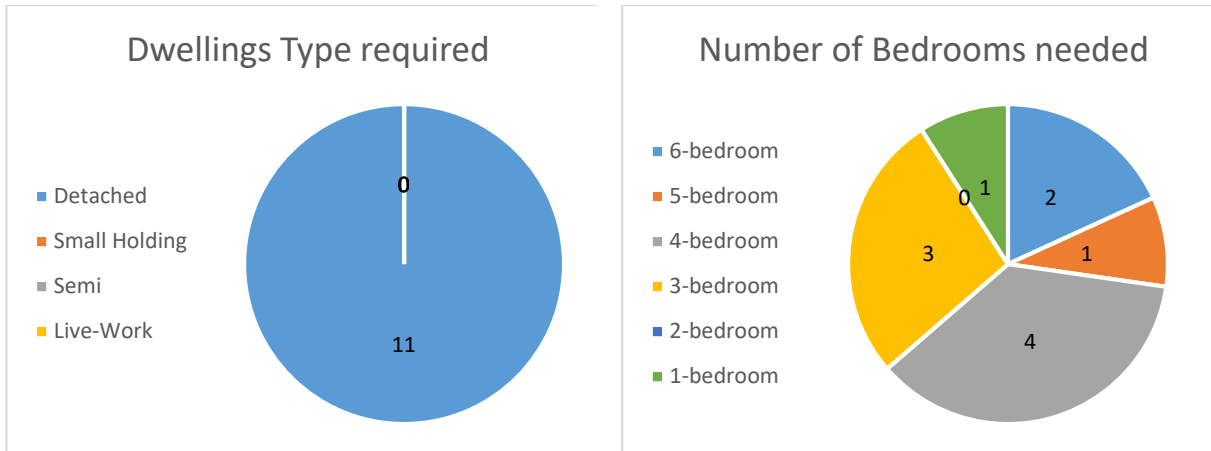
Principal or Secondary Settlement	Rural Service Centre	Major/Minor Rural Centre	Village with settlement limit	Open Countryside *	Other
Taunton x 2			Trull x 3	West Hatch	7 mile radius of north Taunton
			Hatch Beauchamp	Combe Florey	Not Bothered
					Any

* Villages and hamlets not defined in planning policy as sustainable locations (not listed as primary villages, secondary villages, major or minor rural centres, or without settlement limits). As such are classed as being in the open countryside development in open countryside is more restricted than in sustainable settlements

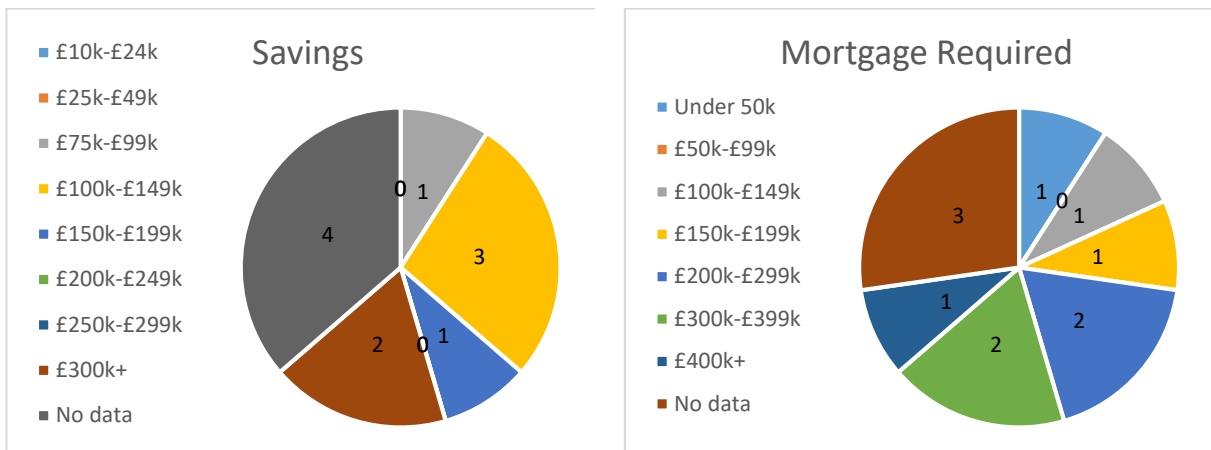
3.6 Type of SCB project: 11 want single detached dwelling; 10 wanted a self-build or supported self-build project, 1 was seeking a design only project.



3.7 Type of house: (all required a detached dwelling; around 2/3 wanted a 3 or 4-bed dwelling)



3.8 Project Finances: (1/3 preferred not to provide information, of the remaining the picture is mixed)



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

