



Self-build and Custom-build Register as at 30th October 2023



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1. Self and Custom Build.

1.1. Introduction.

1.1.1 This report aims to clarify the situation with the Self and Custom Build duty. It also sets out the Council's position on supply and demand. This is a subject raised by agents and Freedom of Information Requests.

1.2. National Planning Policy Framework (NPPF) 2021.

1.2.1 Paragraph 62 of the NPPF (1) within the "Delivering a Sufficient Supply of Homes" chapter says:

"... the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁷, people who rent their homes and people wishing to commission or build their own homes²⁸).

1.2.2 Footnote 28 says:

"Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing".

1.3. National Planning Policy Guidance (NPPG)

1.3.1 Paragraph:023 Reference ID: 57-023-201760728 of the NPPG (2) says:

Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period.

The first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period.

Subsequent base periods will therefore run from 31 October to 30 October each year.

At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

1.4. South East Lincolnshire Local Plan

1.4.1 The South East Lincolnshire Local Plan was adopted on the 8 March 2019 (3).

1.4.2 It was examined under NPPF 2012 which refers to "people wishing to build their own homes" in paragraphs 50 and 159.

1.4.3 The Inspectors Report (4) addresses this issue in paragraph 57 and in paragraph 62 recommends Main Modification MM018, which satisfactorily addresses the issue.

1.4.4 This is incorporated into Policy 17: Providing a mix of Housing (3). Reference to Custom and self-builders is made in the last paragraph of the policy and within paragraph 5.9.4 of the reasoned justification, where it also refers to Policy 11: Distribution of New Housing. Custom and self-builders are referred to in 5.3.5 of that policy.

1.5. Strategic Housing Market Assessment Update (SHMA).

1.5.1 The SHMA (5) was updated during the Local Plan examination and forms part of the evidence base.

1.5.2 It covers more than South East Lincolnshire and refers to Self and Custom-build in chapter 6. Information was derived from:

- estate letting and land agents;
- the local authority self-build register;
- planning applications;
- supply and demand information from portals run by BuildStore.

1.5.3 Information from estate or land agents:

- demand for custom building was high in the market towns and surrounding villages but was less apparent in the major towns;
- farmers and landowners seeking to release plots rarely used sales agents. There was always an 'insider' local network of people that agreed terms without the help of an agent;
- Self and Custom Build portals and support groups were a major source of information for potential Self and Custom Builders;
- The consultants have interviewed a great many estate agents outside the study area on this subject over several years. The evidence points to the conclusion that significant demand exists for self and custom build projects and the biggest barrier to success is the lack of available land. To date, most projects rely upon potential self and custom builders investigating potential plots, many of which were not actively being offered for sale. They have also been told by many agents that local builders are the most pro-active group in identifying plots. The local housebuilder may choose to build for the speculative market but is exposed to less risk if it is working - and eventually building - for a custom build client. They are told by agents that the true self builder is rare. The custom builder may be building with retirement in view or through a desire not to compromise on location and design. Many agents have drawn their attention to the needs of the self-employed or those running small businesses who need to incorporate storage and small offices into their project and have outgrown their present accommodation.

1.5.4 Information from Buildstore:

- in January 2017 Spalding had 11 plots and Boston a single plot;
- The consultants looked at the character of some of the plots and suggest their availability is a reflection of their quality and location. Higher quality sites would, based on the evidence from agents, be sold quickly or would not be publicly advertised in the first place.

1.5.5 Information from planning applications was constrained by a lack of resource. A snap shot was obtained from the latest 20 single dwelling applications on each council's web-site:

Local authority	New dwelling	Demolish and rebuild	Conversion	Total	Earliest date
Boston	9	5	6	20	May 2016

- it is possible that some of these applications would be Self and Custom Build projects (SCBs);
- This evidence suggests that the scale of self and custom build is much larger than evidence from the local authority register. Taking all of the evidence into account it seems that the majority of SCBs applicants engage with landowners directly. They have no need of the local authority register. However, the register is regarded as a significant evidence base to support planning policy to assist SCBs.

1.5.6 Information from the Local Authority register;

- Boston had no one on the register at the time the research was undertaken;

1.5.7 The Inspector in making the above recommendation relating to MM018 considered this SHMA update.

1.6. Flood Risk and Flood Hazard.

1.6.1 The Borough is at risk from flooding and this influences where houses and bungalows can be located.

1.6.2 The Environment Agency Standing advice requires bungalows to be considered against a larger scale 1:1000 event, rather than the normal 1:200 event used for houses.

1.6.3 Looking at that advice, 'minor' or 'major' developments of bungalows cannot be placed in areas with a 1:1000 event hazard of 'Danger to All' or 'Danger to Most', which covers the majority of the borough and rules out some settlements entirely and for others the majority of their land area. Those areas that are not in these two hazard zones must also have a flood depth less than 1m, ie flood depth bands 0-0.25, 0.25-0.5 and 0.5-1.0m.

1.6.4 Looking at the 1:200 event hazard of 'Danger to All' and 'Danger to Most' the area of the district that these cover is slightly less than the 1:1000 but not significantly. However, houses can be allowed subject to restrictions on ground floor accommodation and flood resilient construction, depending on the flood depth category.

1.6.5 Using the Council's electronic mapping 1:1000 flood hazard and depth data reveals the information in the following table. The settlements that may have land that meets the hazard and depth criteria for a bungalow are already built up and so finding a plot that meets these requirements will not be easy. This is because settlements developed where the land remained dry before land drainage work in the 1700's and 1800's produced the landscape that exists today.

Settlements where there are opportunities for bungalows within the settlement boundary		
Amber Hill	Some gaps in otherwise developed land.	
Bicker	Allocated sites, maybe some gaps in otherwise developed land.	
Holland Fen	Maybe some gaps in otherwise developed land.	
Kirton	Maybe some gaps in otherwise developed land.	
Kirton Holme	Maybe some gaps in otherwise developed land.	
Leake Commonside	Maybe some gaps in otherwise developed land.	
Sutterton	Allocated site, maybe some gaps in otherwise developed land.	
Swineshead	Allocated sites, maybe some gaps in otherwise developed land.	
Swineshead Bridge	Vacant land.	
Wigtoft	Some gaps in otherwise developed land.	
Wrangle	Some gaps in otherwise developed land.	
Settlements where there is land within the settlement boundary that meets the requirements for a bungalow but it is developed.		
Algarkirk	Benington	Boston
Butterwick	Frampton West	Fishtoft
Fosdyke	Freiston	Haltoft End
Hubberts Bridge	Kirton End	Langrick Bridge
Leverton	Old Leake	Wrangle Common
Settlements where there is no land in the settlement boundary that meets the flood risk requirements for bungalows		
Frampton	Wyberton Church End	

Table 1: Settlements where bungalows may be acceptable in relation to flood risk.

1.6.6 Therefore, anyone requiring a bungalow must look in the 11 settlements at the top of the table and then we will check if it meets the requirements. Not all land in these settlements does.

1.7. Self-build and Custom Build Registers.

- 1.7.1 Boston Borough Council has a page on its web site providing a form for interested persons to register. We did not receive any requests to be entered on to the register in the years ending 30th October 2016 and 2017 although five people have now registered in that way. Three have secured a plot and in accordance with the paragraph 2(2) of the Schedule to the Self and Custom Building Act 2015 (6) and the Commencement Regulations of 2016 (7), they have been removed from the register at their request as they have secured land suitable for building a house. One of these registered in the year ending October 2018 and as a result the table in the appendix begins with the year ending October 2019. No one has registered directly with the council in this reporting year.
- 1.7.2 The 'Right to Build Register' website is another way people can register their interest in self and custom build. It is currently not accessible and so it is not possible to obtain the information on people who have registered during this year. When we did have access 16 people had registered on the website. One set of details were not accessible and one is a resident of the USA and not eligible. Two people, who registered via the website, have asked to be removed from our records in this reporting year. The administrator from the 'Right to Build Register' has advised 'Boston Borough is one of our lowest-performing LPAs with only 21 registered parties, so it seems there has been five new records this year. The details of the individuals will not be released.
- 1.7.3 The dates the people registered with the council or on the 'Right to Build Register', their requirements (where known) and suitable planning permissions are in the table in the appendix.
- 1.7.4 Owing to the requirement for self-build and custom builders to affect the design of the dwelling outline permissions for single or paired sites have been investigated. Agricultural dwellings, permission in principle for barn conversions and replacement dwellings are also included. These categories are included in the Right to build task force PG 10: Counting relevant permissioned plots (8).
- 1.7.5 The NPPG (2) says at the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 1.7.6 The people on the register require a single detached plot, although one would accept a semi detached plot for a bungalow or a house.
- 1.7.7 Table 2 compares the demand and supply of number of bedrooms

Number of bedrooms	Demand		Supply	
	1 storey	2 Storey	1 Storey	2 Storey
Unspecified	8		11	
1	0	0	1	0
2	0	0	1	1
3	4	2	7	8
4	0	4	6	14
5	0	2	1	1

Table 2: Number of bedrooms supply and demand

1.8. Conclusion

- 1.8.1 The Council has an up to date Local Plan, which includes reference to Self and Custom-build. The Inspector was satisfied with the plan's provisions once modified in accordance with the Main Modifications list.
- 1.8.2 The SHMA suggests demand is higher than the council registers indicate but this is being met through direct sales between landowners and buyers, not always including land agents. Also there are many single plot/unit applications and some of these may be self or custom build.

- 1.8.3 In the appendix there is demand for at least 4 bungalows. There is a supply of 16 including 11 conversions that are single storey. However, as explained in section 1.6 and table 1, bungalows are not always feasible in the Borough owing to flood risk constraints.
- 1.8.4 In addition the Council has a 5.5 year land supply as examined in the 31st March 2023 Report (9). This includes 86 permissions under windfall development, some of which the Council considers would fall within the self-build and custom build definition and are included in appendix 1.

2. Appendix 1

2.1. Self and Custom Build Register details

Date Registered	Accommodation requirements	Accounting Year	Application Numbers and Details
20 Aug 2019	Detached or semi-detached serviced plot for a 3 bedroom house, garage and garden.	31 Oct 2018 to 30 Oct 2019	
12 Sep 2019	Detached serviced plot for a 4 bedroom house, garage and garden.		
08 Oct 2019	Detached serviced plot for a 5 bedroom house, garage, garden, Conservatory, basement. Eco development.		
17 Oct 2019	Detached serviced plot for a 3 bedroom bungalow, conservatory and garden. Eco development.		
10 February 2020	Un serviced plot to service, design and build own 3 bedroomed dwelling house	31 Oct 2019 to 30 Oct 2020	<p>B/19/0444 (Prior Notification) (Kirton) Change use of agricultural building to two storey 4 bed dwelling. Complete by 19/12/2022.</p> <p>B/20/0085 (Prior Notification) (Swineshead) Change of use of agricultural building to single storey 3 bed dwelling. Commence by 03/05/2023.</p> <p>B/20/0100 (Full) (Swineshead) Replacement dwelling. Single storey 3 bed commence by 22/06/2023.</p> <p>B/20/0166 (Full) (Brothertoft) Agricultural workers 4 bed house. Commence by 09/08/2024.</p> <p>B/20/0267 (Full) (Old Leake) Replacement dwelling. Two Storey 4 bed commence by 04/10/2024.</p>
27 March 2021	Could not down load data sent message to web site.	31 Oct 2020 to 30 Oct 2021	<p>B/19/0239 (Outline) Two dwellings, RM by 03/10/2022 (Old Leake Commons side). This was submitted by the Lincoln Diocesan Trust and Board of Finance. It was bought by a couple who also bought extra land and had an architect submit an application for a two storey 4 bed dwelling (B/21/0197). He confirms they had input into the design and it is self and custom build.</p> <p>B20/0043 (Full) (Kirton Holme) Conversion of barn to form two two storey dwellings. One 3 bed and one 5 bed. Commence by 30/11/2023.</p>
07 May 2021	A single plot, or with other self-builders, to build detached house or bungalow to accommodate family and separate accommodation for aging parents in a rural location.		
19 May 2021	Detached serviced plot to build Eco development 3 bedroomed bungalow with garage, conservatory, home office and garden.		
31 May 2021	Detached serviced plot to build detached Eco development 3 bedroomed bungalow with garage and garden.		
17 June 2021	Detached serviced plot to build detached Eco development 3 bedroomed bungalow with		

	garage, conservatory, home office and garden.		B/20/0230 (Full) (Brothertoft) Conversion of agricultural buildings to two 3 bed dwellings, one single storey, one two storey. Commence by 18/11/2023.
27 June 2021	Un serviced plot to service design and build a detached 4 bedroomed house with garden.		
31 August 2021	A single plot for a detached house in villages around Boston		B/20/0332 (Full) (Wrangle) Two storey 2/3 bed dwelling. The self and custom build box on the form is completed.
04 October 2021	Detached serviced plot for energy efficient 4 bedroomed house		B/20/0377 (Outline) (Frampton) two, two storey 4 bed dwellings. RM by 3/11/2023.
			B/20/0412 (Outline) (Swineshead) Two storey (chalet bungalow) 4 bed dwelling. RM by 18/01/2024.
			B/20/0378 (Outline) (Wyberton) two, two storey 4 bed dwellings. RM by 22/11/2023.
			B/20/0468 (Outline) (Swineshead) One two storey 4 bed dwelling. RM by 13/01/2024.
			B/20/0505 (Prior Notification) (Amber Hill) Change of use of agricultural building to one single storey 4 bed dwelling. Complete by 01/03/2024.
			B/21/0019 (Full) (Wyberton) Conversion of two barns into a single storey 4 bed dwelling. Commence by 20/04/2024.
			B/21/0091 (Full) (Brothertoft) Change of use of agricultural building to single storey 3 bed dwelling. Commence by 05/05/2024.
			B/21/0300 (Prior Notification) (Amber Hill) Change of use of agricultural building to two storey 4 bed dwelling. Complete by 15/09/2024.
			B/21/0326 (Outline) (Amber Hill) Unspecified type and number of beds. RM by 14/09/2024.
			B/21/0342 (Full) (Frampton) Replacement dwelling. Self and custom build ticked on form for 4 bed house.
			B/21/0388 (Prior Notification) (Kirton) Change of use of agricultural building to two storey

			3 bed dwelling. Complete by 05/10/2024.
11 November 2021	Detached un-serviced plot for eco-development 4 bedroomed house.	31 Oct 2021 to 30 Oct 2022	B/22/0168 (Full) (Fishtoft) Replacement dwelling. Two Storey (chalet bungalow) 3 bed commence by 16/06/2026
18 June 2022	Detached un-serviced plot for eco-development 5 bedroomed house.		<p>B/22/0285 (Full) (Swineshead) 4 bed house and garage. (Commence by 31/01/2026. Self and Custom build box ticked on form.</p> <p>B21/0424 (Outline) (Sutterton) Single storey 2 bed. RM by 02/12/2024.</p> <p>B/21/0444 (Prior Notification) (Amber Hill) Change of use of agricultural building to single storey 5 bed dwelling. Complete by 05/12/2024.</p> <p>B/21/0478 (Prior Approval) (Old Leake) Change of use of agricultural building to single storey 1 bed dwelling. Complete by 14/08/2025.</p> <p>B/21/0492 (Prior Notification) (Freiston) Change of use of agricultural building to two storey 3 bed dwelling. Complete by 11/01/2025.</p> <p>B/21/0499 (Outline) (Swineshead) Two storey 4 bed dwelling. RM by 13/01/2025.</p> <p>B/22/0045 (Full) (Hubberts Bridge) Replacement 3 bed bungalow. Commence by 21/04/2026.</p> <p>B/22/0058 (Full) (Amber Hill) Conversion and partial reconstruction of agricultural barn to form single storey 4 bed dwelling. Commence by 20/04/2026.</p> <p>B/22/0062 (Full) (Swineshead) Barn conversion to form single storey 3 bed dwelling. Commence by 03/05/2026.</p> <p>B/22/0079 (Full) (Fishtoft) Change of use from E(g) and B8 to single storey 4 bed dwelling. Commence before 04/05/2026.</p> <p>B/22/0090 (Prior Notification) (Swineshead) Conversion of</p>

			<p>former grainstore into a two storey 3 bed dwelling. Complete by 27/04/25.</p> <p>B/22/0125 (Outline) (Holland Fen) Two storey 3 bed dwelling. RM by 07/08/2025.</p> <p>B/22/0160 (Prior Notification) (Kirtton) Conversion of former agricultural barn to single storey 4 bedroom dwelling house. Complete by 07/06/2025</p> <p>B/22/0298 (Outline) (Swineshead) RM by 27/09/2025. Self and custom build ticked on form for 3 bed. In a position where a bungalow would be possible in relation to flood risk.</p>
	The 'Right to Build Register' is not available but information from the administrator suggests there may have been 5 new entries this year.	31 Oct 2022 to 30 Oct 2023	<p>B/21/0419 (Outline) (Fosdyke) RM by 03/08/2027 Description is for 7 self and custom build homes and 2 almshouses.</p> <p>B/22/0469 (Outline) (Wigtoft) RM by 21/02/26 one dwelling</p> <p>B/22/0515 (Outline) (Holland Fen) RM by 09/03/26 one dwelling</p> <p>B/23/0017 (Full) Freiston) Demolition of agricultural building and construction of single storey 4 bed dwelling. Commence by 22/03/2026.</p> <p>B/23/0036 (Outline) (Leverton) RM by 09/07/26 one two storey dwelling</p> <p>B/23/0062 (Full) (Amber Hill) Conversion of agricultural building to residential. Self and custom build ticked on the form for two storey 3 bed dwelling. Commence by 27/04/2026.</p>

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