

Ipswich Borough Council Self-build and Custom Build Register Monitoring Report

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Self-build and Custom Build Monitoring Report

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on local authorities to keep a register of individuals and associations of individuals who wish to acquire plots of land on which to build their own home and to publicise that register. The Act also places a responsibility on local authorities to grant permission for enough serviceable plots for self-build or custom build housing in order to meet this demand.

This report sets out the demand for self-build and custom build housing in Ipswich Borough, as shown by the number of individuals on the Ipswich Borough Council Self-Build and Custom Build Register.

Defining Self-build and Custom Build

Self-build and custom housebuilding are defined in the Housing and Planning Act as:

“...the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.¹”

The definition underlines the importance of the role that the future occupier takes. Where a developer delivers speculative units (notwithstanding a purchaser could make various choices during the construction phase (e.g. kitchen and bathrooms) for profit, this is outside the definition. If the future occupier is involved in the full planning process it is recognisable as within the definition of self or custom build.

Demand

The Ipswich Self-Build and Custom Build Register has been running since March 2015. Demand is measured in ‘base periods’ that run from the start of the register until 30th October 2016 and then annually from 31st October until 30th October the following year.

In Ipswich the first base period ran from March 2015 until 30th October 2016; the second base period was from 31st October 2016 to 30th October 2017; the third base period was from 31st October 2017 until 30th October 2018; the fourth base period was from 31st October 2018 until 30th October 2019; and the fifth base period was from 31st October 2019 until 30th October 2020.

The number of people on the register for the first base period in Ipswich is 22. The number of people on the Register during the second base period is 30. The number of people on the register during the third base period is 18. The number of people on the register during the fourth base period is 13. The number of people on the register during the fifth base period is 14.

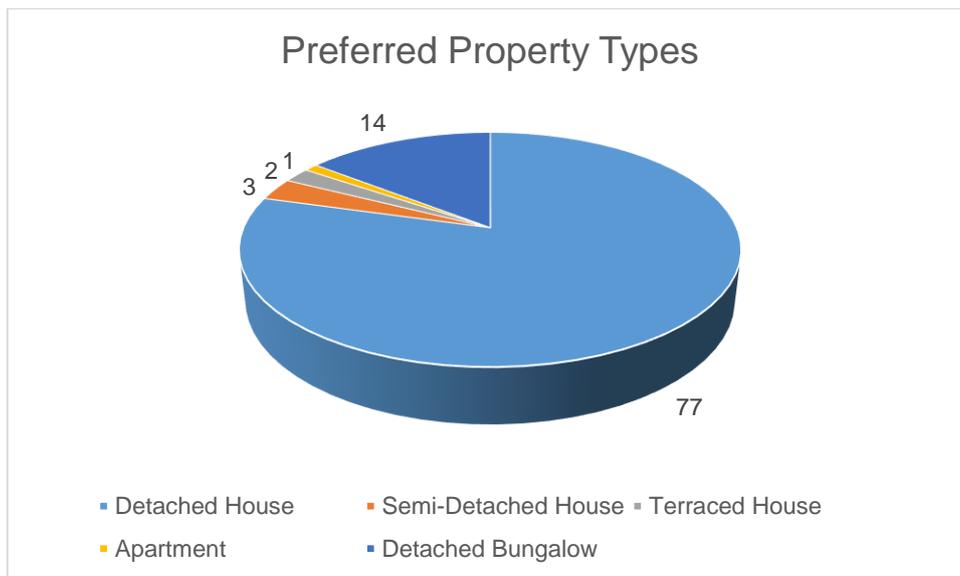
Therefore, in total Ipswich has 97 individuals on its Self-Build and Custom Build Register. The Borough has received no applications from associations of individuals interested in a single site large enough to accommodate multiple self-build or custom build dwellings.

¹ <https://www.legislation.gov.uk/ukpga/2016/22/section/9/enacted>

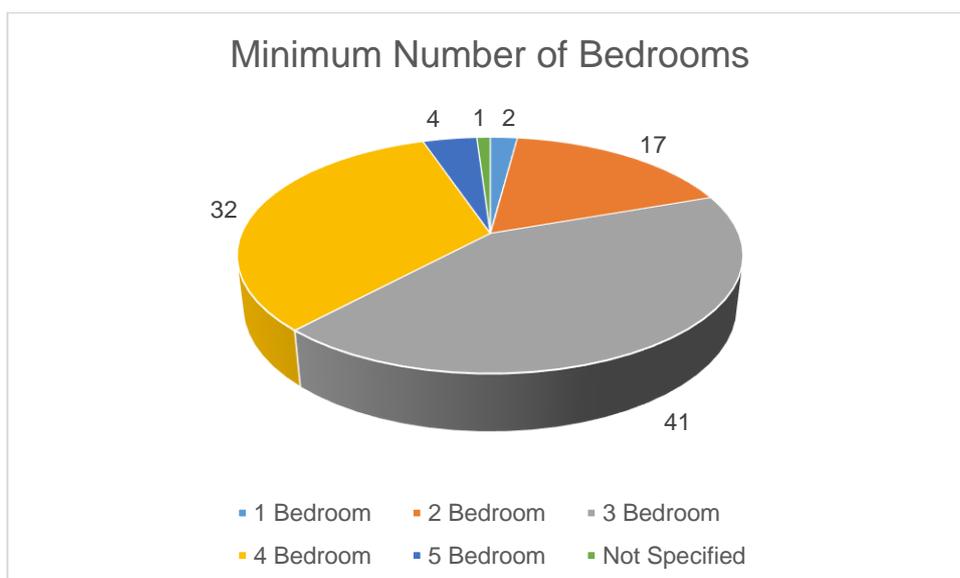
Additional Information from the Register

In addition to the 'standard' questions that are needed to establish whether applicants meet the criteria set for inclusion on the self-build register, extra questions are asked to help establish what people are interested in building and how much money is available to finance it. The results are useful in helping to provide evidence to inform planning applications, council decisions and policy development.

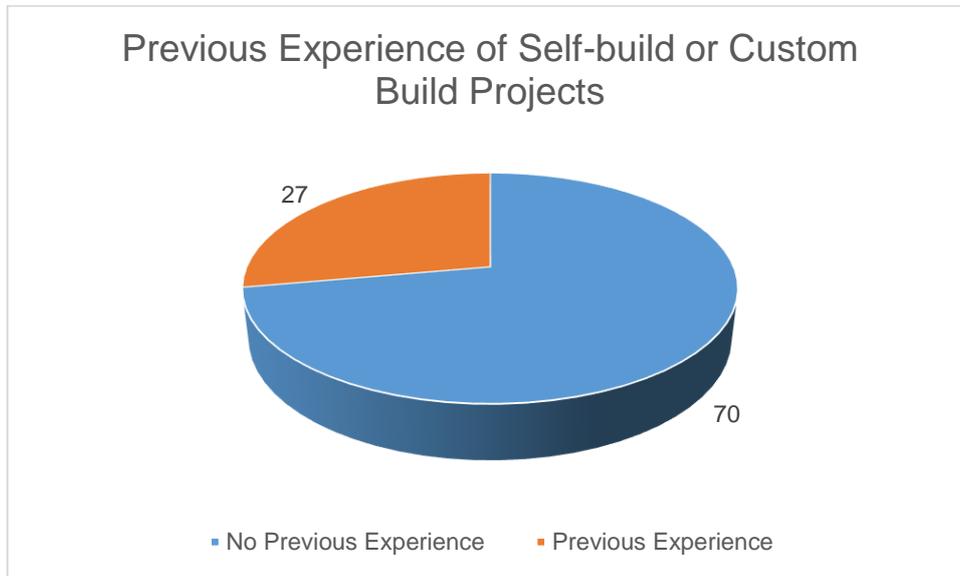
What type of property would you like to build?



How many bedrooms would you require?

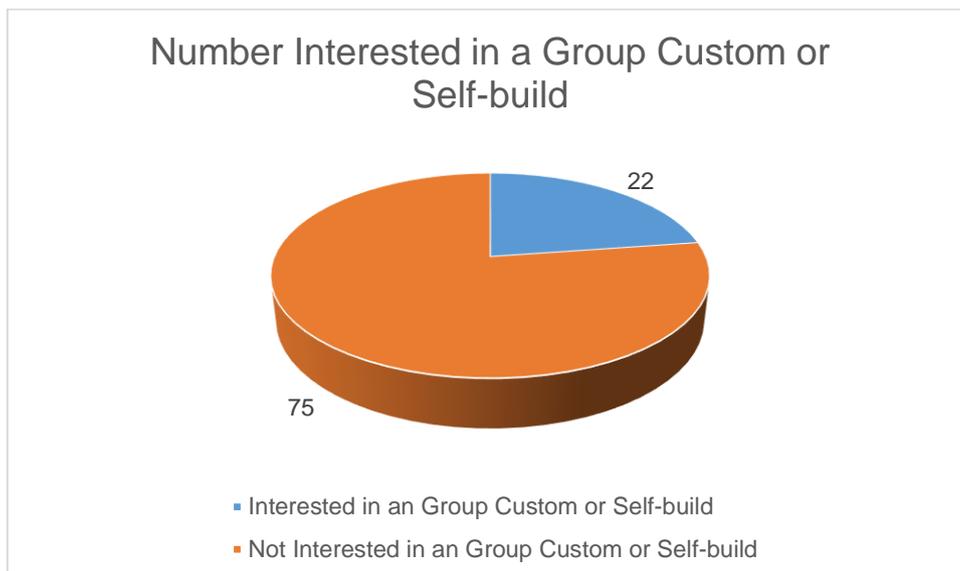


Have you had any previous experience of a self-build or custom build project?

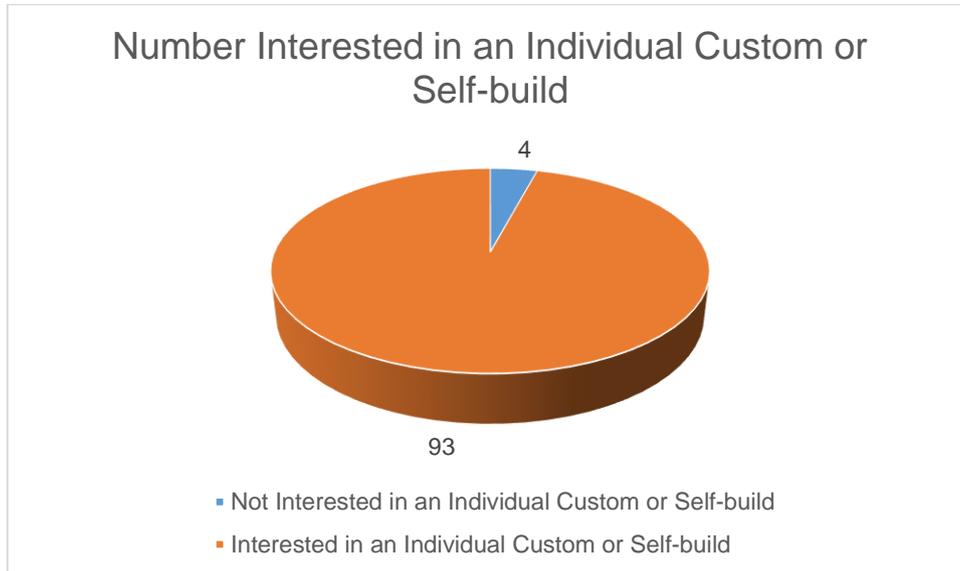


What type of custom / self-build are you interested in?

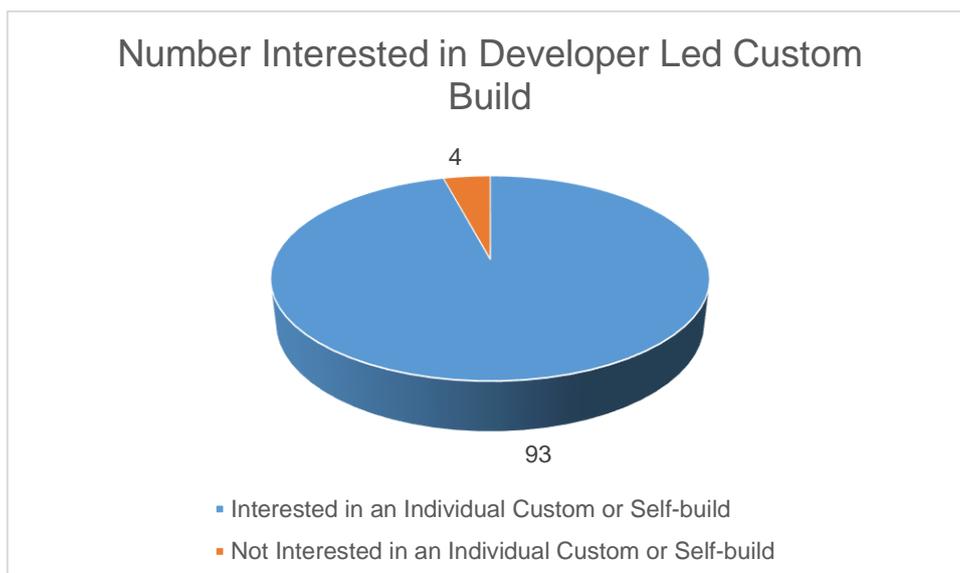
Group custom / self-build – a group of people come together to design and develop a custom - self-build housing development in Ipswich Borough which they then live in as sole / main residence. They may build this themselves or with help from a developer to manage the project.



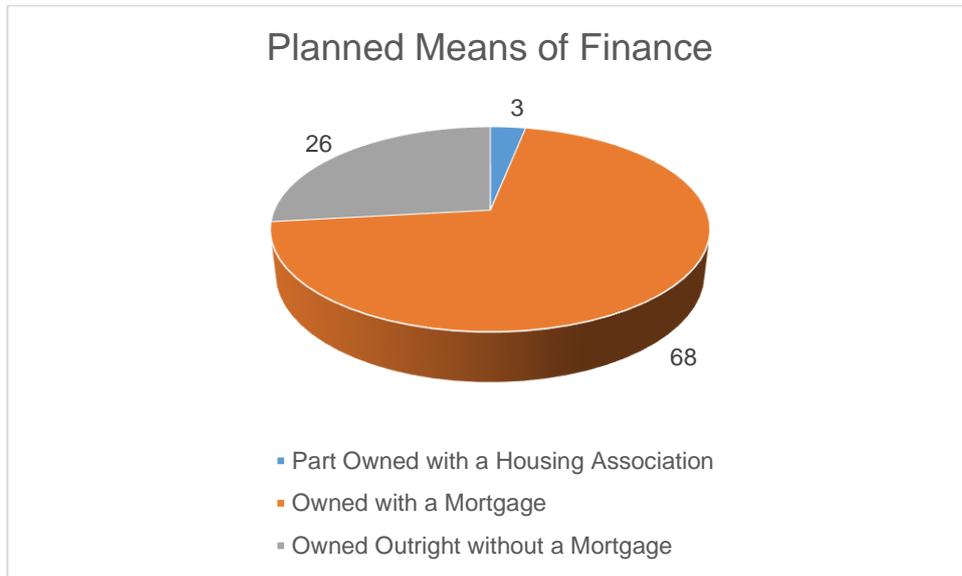
Individual custom / self-build – purchase of a single plot of land in Ipswich Borough to build your own home to live in as sole / main residence. You may do some or all of the build yourself, or employ someone to build the house for you.



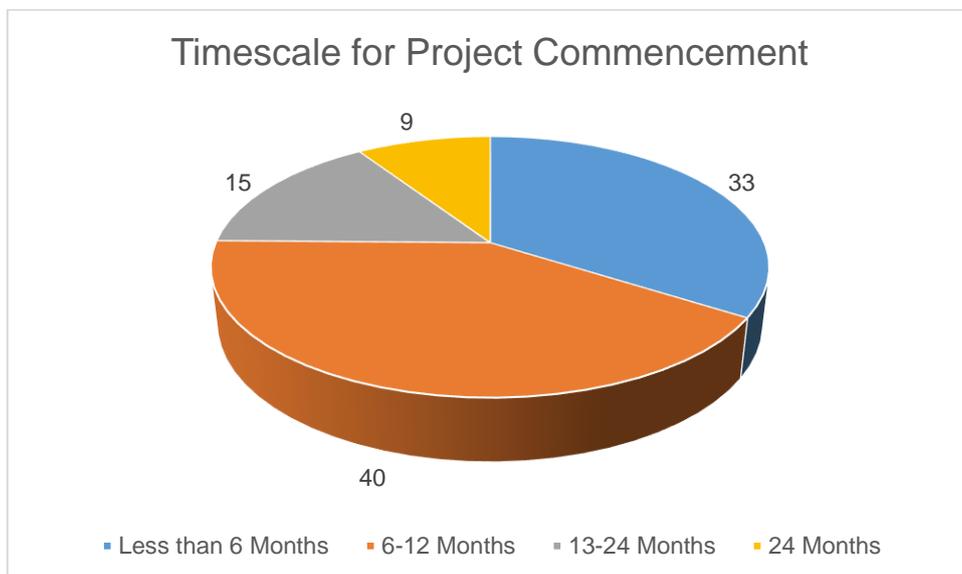
Developer-led custom build – a developer divides a larger site in Ipswich Borough into individual plots and provides a design and build service to purchasers enabling people to customise existing house designs. It is likely that these plots will be part of a larger housing scheme. This gives people a chance to tailor existing house designs to suit their own preference and needs.



How will you finance your self-build or custom build?



How quickly do you think you would be able to progress if a site became available?



Delivery

During the first base-period, the IBC Self-Build and Custom Housebuilding Register received 22 eligible applications for entry onto the register. As such, by 31 October 2019 IBC had a duty to facilitate suitable development permissions for a minimum of 22 serviced plots.

During the second base-period, the IBC Self-build and Custom Housebuilding Register received 30 eligible applications for entry onto the register. As such by, 31 October 2020 IBC has a duty to facilitate suitable development permission for a minimum of 30 serviced plots.

To date the Council has granted sufficient planning permissions for service plots suitable for self-build and custom build to meet the identified need. This has included 25 self-build/custom build plots at Ipswich Garden Suburb in the Henley Gate Neighbourhood, located between Henley Road and Westerfield Road.

Outline Planning Permission was granted on 31st January 2020 on the Henley Gate Neighbourhood (application reference IP/16/00608/OUT). This grants Outline Permission for 1,100 dwellings alongside, a new Primary School, a Local Centre comprising a mix of retail units and a new 30ha Country Park with a Visitor Centre. This development will also include 25 self-build plots, a vehicular railway bridge and a pedestrian bridge. This application was determined by Planning and Development Committee in April 2018 and a Section 106 Legal Agreement was completed on 30th January 2020.

What is the Council Doing to Support the Delivery of Self-build and Custom Build?

Both the adopted and emerging Ipswich Borough Council Local Plans support self-build and custom build development in the interest of delivering high quality homes.

The Council has strengthened its commitment to deliver self-build and custom build housing through the emerging Ipswich Local Plan 2018-2036 which requires major applications, to have regard to the level of demand on the Register.

The Planning and Development department has identified promotion of pre-applications as a service priority. Going forward, the Council is committed to offering a range of pre-application services and will be updating its website to make clear the process, cost, timetable and output. The Council is also engaged with the Suffolk Design Guide, a project designed to embed best practice and quality design into new buildings. Suffolk Design places significant emphasis on the need for early and detailed engagement prior to the submission of an application.

The Borough Council has bought forward on the use of Uniform Enterprise during 2020 following the completion of work with a consultancy to implement the necessary management tasks and reports. This will have a positive impact on the speed of delivery and monitoring. All staff who will be using Uniform Enterprise have been trained in its use.

It is envisaged that the above measures will help the Council to support the delivery of self-build and custom build housing in Ipswich.