

Self-build and custom house building register statistics 2023

What is the self-build register?

Under the Self-build and Custom Housebuilding Act 2015 each local authority has to keep a register of individuals or associations of individuals who wish to acquire serviced plots of land within the authority's area to build houses for those individuals to occupy. The definition of a "serviced plot of land" is defined within the Housing and Planning Act 2016 as a plot of land that:

- A. Has access to a public highway and has connections for electricity, water and waste water, or
- B. Can be provided with those things in specified circumstances or within a specified period".

To be placed onto the register, applicants must first pass an eligibility test consisting of the following criteria:

- You are aged 18 or over
- You are a British Citizen, a national of an European Economic Area (EEA) State other than the United Kingdom, or a national of Switzerland
- You are looking to acquire a serviced plot of land in Cheltenham Borough to build a house to live in as your main residence.

Further to this, the Council requests further information from applicants to help to ensure that the register is reflective of the mix of the local demand for plots.

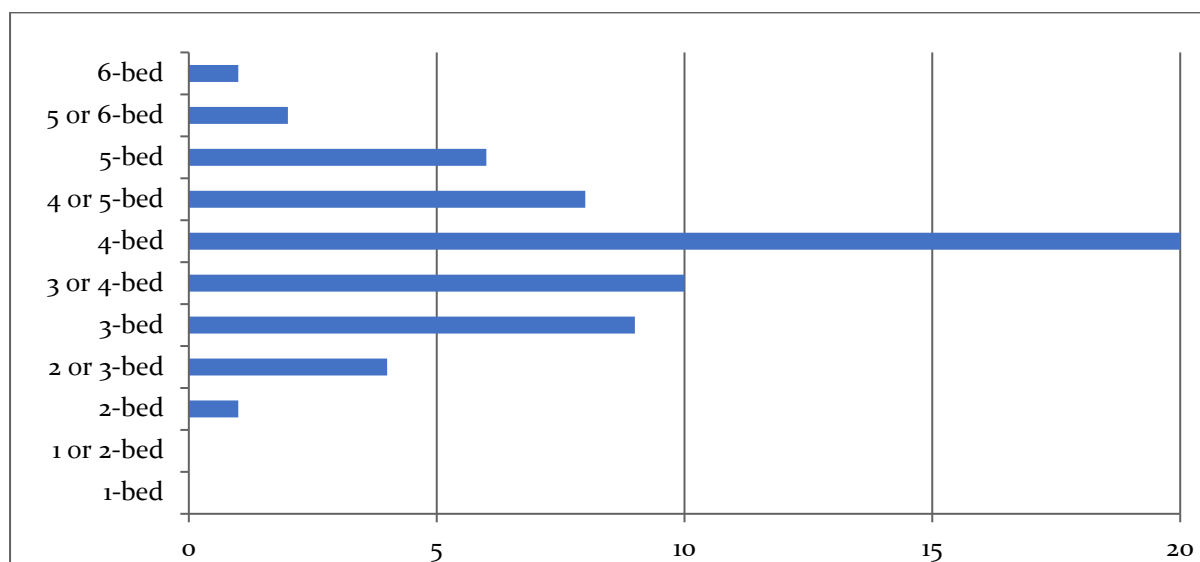
Statistics

As requested by the government in the Planning Practice Guidance, we have collated statistics about the current applicants' preferences on the register. These applicants registered between 1 April 2016 and 31 October 2023 and all information has been anonymised. This is to be used by our Planning teams as well as developers and individuals to inform any developments coming forward, to meet the demand for self and custom-build homes in Cheltenham. This will be updated every 12 months.

As of 31 October 2023, 110 entries are contained in the register and the total number of requested plots is 121. Analysis of these records can be found on the following pages.

Nature of the build

Applicants were asked to give a general description of the dwelling they hoped to build. The graph below shows the number of bedrooms applicants wanted their development to provide, with most people favouring large builds of 4 or more bedrooms. Half of the entries, accounting for 60 plots, did not give an indication of the number of bedrooms, some saying they had not decided or were going to base their plans on whatever plots were available.



76 entrants would prefer to build a house or family home, with 3 preferring a bungalow. The remaining 30 entries either give no indication or have no preference.

Location of the build

One of the questions posed to applicants was where they wished their home to be located. The majority of people gave no preference beyond “the Cheltenham area” or “Gloucestershire”. However, those who were more specific generally favoured suburban or rural areas, often towards the south of the town in wards such as Charlton Kings and Leckhampton.

Granted permissions

The following is a list of planning permissions granted by the council that specifically describe elements of self-build or have successfully submitted [Community Infrastructure Levy](#) (CIL) [Form 7: Self-Build Exemption Claim Form Part 1](#).

- [18/02581/FUL](#) Cromwell Court, Greenway Lane. Demolition of existing dwelling and construction of 8x self & custom-build dwellings of 4+ bedrooms with associated works. Permitted 21/03/2019.
- [19/02417/FUL](#) Fiddlers Green Lodge, Pheasant Lane. Erection of 2 no. self-build dwellings including landscaping, footpath and passing bay. Permitted 29/01/2020.

- [18/02551/FUL](#) 41 Lyefield Road West. Alterations and conversion of existing building to create a two-bedroom dwelling with parking (revised scheme). Permitted 15/02/2019. CIL Form 7 Pt 2 submitted 12/10/2020.
- [18/02440/FUL](#) Wayside, Balcarras Road. Erection of replacement dwelling. Permitted 25/01/2019. CIL Form 7 Pt 2 submitted 11/05/2021.
- [18/02404/FUL](#) 73 Moorend Park Road. Erection of replacement dwelling. Permitted 14/02/2019. CIL Form 7 Pt 2 submitted 14/05/2021.
- [19/01440/FUL](#) Oakfield Rise, Ashley Road. Erection of replacement dwelling. Permitted 28/10/2019. CIL Form 7 Pt 2 submitted 21/09/2021.
- [21/02409/FUL](#) Avenue Lodge, Chargrove Lane. Construction of 1 no. new self-build dwelling in rear garden (Revised scheme of planning application ref. 21/00540/FUL). Permitted 21/01/2022.
- [22/01314/FUL](#) Atherstone, 17 Church Road. New proposed self build bungalow (r/o no. 17). Permitted 22/09/2022.
- [22/02153/OUT](#) OUTLINE 26 Pilford Road. Self-build detached dwelling on land to rear of existing dwelling. Permitted 06/12/2022.
- [22/02101/FUL](#) Land Adj Lilleybrook Golf Club, Cirencester Road. Self-build retirement dwelling (revised scheme 21/02693/FUL). Permitted 23/03/2023.

