

Self-build register statistics

What is the self-build register?

Each local authority is required under the Self-build and Custom Housebuilding Act 2015 to keep a register of individuals or associations of individuals who wish to acquire serviced plots of land within the authority's area in order 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:

A "serviced plot of land" means 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 EEA State other than the United Kingdom, or a national of Switzerland
- You are looking to acquire a serviced plot of land in the 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.

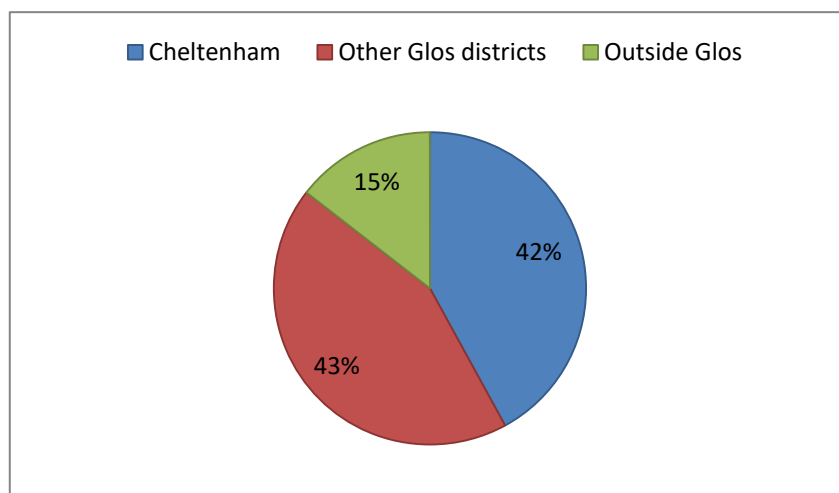
Statistics

As requested by 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 2020 and all information has been anonymised. This is to be used by our Planning teams, 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 31st October 2020, 61 entries are contained in the register and the total number of requested plots is 72. Analysis of these records can be found on the following pages.

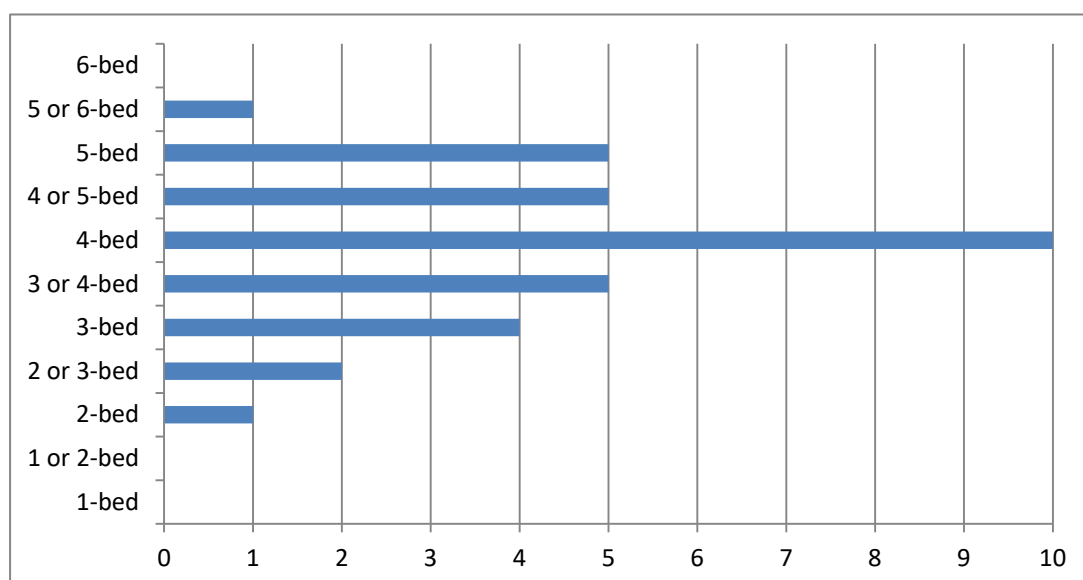
Current location of applicants

While applicants have applied to be placed on Cheltenham's register it does not mean they have to live in the borough. Below is the breakdown of which districts in England & Wales applicants currently reside in:



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. Entries accounting for 39 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.



49 entrants would prefer to build a house or family home, with 2 preferring a bungalow. The remaining 10 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.

- [18/02581/FUL](#) Cromwell Court, Greenway Lane. Demolition of existing dwelling and construction of 8 x 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.