

**Self-Build – Exemption**  
Report by Planning Policy Officer

<b>Summary:</b>	This report introduces the application for exemption to the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in each base period.
<b>Recommendation:</b>	That the application for exemption is supported and endorsed by members.

## **1 Introduction**

- 1.1 The Authority has a duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in each base period. There are, however, grounds to exemption from this Duty. This report introduces the exemption and explains how the Authority may meet the requirements to be exempt from this Duty.

## **2 About Self Build**

- 2.1 Self-build and custom housebuilding are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

## **3 The Self-Build Register**

- 3.1 The Self-Build register has been in place since April 2016.
- 3.2 The Register was commissioned jointly with Breckland, King's Lynn and West Norfolk and South Norfolk Councils and can be found here:  
<http://www.broads-authority.gov.uk/planning/Other-planning-issues/self-build-and-custom-build-register>
- 3.3 The AMR that is also before this Planning Committee provides further information on the Register as at the 31 March 2017; that information is not repeated here.

## **4 The Duty**

- 4.1 Local Planning 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<sup>1</sup>.

- 4.2 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.

## 5 Exemption

- 5.1 A Local Planning Authority may make an application for an exemption if, for any base period, the demand for self-build and custom housebuilding is greater than 20% of the land identified by that authority as being available for future housing.
- 5.2 It is important to note that just because the Authority applies for an exemption from the Duty, and perhaps receive the exemption, the Authority is not saying that self-build cannot happen in the Broads. On the contrary, the emerging Local Plan generally supports self-build as long as proposals are located and designed in line with the policies of the Local Plan.
- 5.3 This exemption is to reflect that the Broads Authority has many constraints to development and therefore land for development is limited. Further the Broads is a special landscape important for wildlife, given the highest level of protection.
- 5.4 We will be seeking an exemption for base period 1 and 2.

The calculation is as follows:

Base period 1	49 people on the register	Divided by land availability of 20 dwellings	X100	= <b>245%</b>
Base period 2	60 people on the register	Divided by land availability of 157 dwellings <sup>2</sup>	X100	= <b>38.22%</b>

- 5.5 In reflection of the calculation, the proportion of demand to available land for both base periods is therefore greater than the 20% threshold.

## 6 Next steps

- 6.1 If Members support and endorse this application, it will be sent to the Secretary of State.
- 6.2 That the Authority is assumed to not be exempt until the Secretary of State has considered and written to us informing of the outcome of the application.

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<sup>1</sup> Base period 1: 1 April 2016 to 30 October 2016. Base period 2: 31 October 2016 to 30 October 2017. Base period 3: 31 October 2017 to 30 October 2018. Base period 4: 31 October 2018 to 30 October 2019

<sup>2</sup> Please note that this calculation includes 120 dwellings allocated at the Utilities Site and 16 dwellings permitted at Thurne. It is unlikely that all those dwelling will be available for self-build. Those figures have however been used in the calculation and the percentage is still above 20%.

- 6.3 For subsequent and concurrent base periods the Authority must continue to calculate at the end of each base period demand on the register as a percentage of the deliverability of housing over the next 3 years. Where this continues to be over 20% that authority is deemed to still be exempt and does not need to apply again to the Secretary of State.
- 6.4 However, if at the end of any given base period the demand in that base period when expressed as a percentage of future land availability is assessed to be 20% or below, the Authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. If demand as a future of land availability increases to over 20% in subsequent base periods they must again apply for an exemption.

## **7 Summary and recommendation**

- 7.1 This report introduces the application for exemption to the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in each base period. It is recommended that Members support and endorse this application for exemption.

## **8 Financial Implications**

- 8.1 There are no financial implications.

Background papers: None

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