

Rugby Borough Council

Self-Build and Custom Housebuilding Register 2025 update

April 2025

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1.Introduction

The purpose of this report is to provide information on self-build and custom housebuilding in Rugby Borough in line with the requirements of the Self-build and Custom Housebuilding Act 2015.

Section 1 of the Self-build and Custom Housebuilding Act 2015 defines Self-Build and Custom Housebuilding as “the building or completion by individuals, association of individuals, or 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.”

The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) requires authorities to maintain a register of those who are seeking to acquire serviced plots in the local authority’s area for their own self-build and custom housebuilding. The Act defines a ‘serviced plot’ 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.

The Self-build and Custom Housebuilding Regulations 2016 reg. 3 clarifies that “a plot of land is a serviced plot of land if it can, in the opinion of a relevant authority, be provided with the things mentioned in paragraph (a) of the definition of that expression, within the period before any development permission granted in relation to that land expires”.

2. Rugby Borough Self-Build and Custom Housebuilding Register

Rugby Borough Council maintains a self-build and custom housebuilding register that was established in April 2016 and has been available since for individuals and associations to join.

Details on how to join the self-build and custom housebuilding register can be viewed below:

<https://www.rugby.gov.uk/w/self-build-and-custom-build-register>

The register itself is split into 'base periods.' Base period 1 ran from April 2016-October 2016. Every subsequent base period is from 31st October to 30th October.

Total demand has been as follows:

Base Period	Number of entries
1 (April 2016 – October 2016)	13
2 (October 2016 – October 2017)	36
3 (October 2017 – October 2018)	29
4 (October 2018 – October 2019)	20
5 (October 2019 – October 2020)	22
6 (October 2020 – October 2021)	32
7 (October 2021 – October 2022)	31
8 (October 2022 – October 2023)	8
9 (October 2023 – October 2024)	11
Total:	202

Preferred Locations (all base periods)

The majority of entries on the register did not state a locational preference (57 entries). The area in the Borough identified most frequently was Rugby (17 entries).

Preferred Location	Number of Entries
Any	57
Any Rural	2
Anywhere to Western Side	1
5 Mile radius south of Rugby Town Centre	1
Bilton	5
Bilton, Cawston, Clifton, Newton	1
Bilton, Flecknoe, Stretton-on-Dunsmore, Bourton-on-Dunsmore, Birdingbury, Draycote, Princethorpe, Marton, Grandborough, Cawston	1
Bilton/Hillmorton	1
Binley Woods	1
Bourton, Birdingbury, Draycote	1
Brandon	1

Bretford, Brandon, Wolston, Stretton on Dunsmore, Bourton on Dunsmore	1
Brinklow or Binley Woods	1
Brinklow/Brandon/Wolston	1
Broadwell	2
Brownsover/Wolvey	1
Burton Hastings	1
Burton Hastings, Bramcote, Wolvey Heath, Copston Magna	1
Cawston	8
Cawston, Central Parks and Houlton	1
Cawston, Dunchurch	1
Cawston/Long Lawford/Dunchurch	1
Churchover	1
Clifton upon Dunsmore	4
Clifton upon Dunsmore, Dunchurch	1
Copston Magna	1
CV8 (Ryton, Wolston, Brandon), CV21 (Rugby, Newbold), CV22 (South Rugby, Dunchurch)	1
Draycote	2
Dunchurch	12
Dunchurch, Draycote, Lilbourne	1
Dunchurch, Long Lawford or place with good bus links	1
Dunchurch/Thurlaston	1
Dunchurch/Thurlaston/Clifton	1
Dunchurch, South, Bilton, Hillmorton	1
Easehall	1
Eastlands	1
East Rugby	2
Edge of Town or Village with Amenities	1
Flecknoe	1
Frankton	1
Grandborough	1
Grandborough, Shuckburgh, Willoughby	1
Hillmorton	8
Hillmorton, Cawston, Clifton, Newton, Brownsover, Newbold	1
Hillmorton, Clifton-on-Dunsmore, Dunchurch	1
Hillmorton/Houlton	2
Houlton	1
Leamington Hastings	1
Long Lawford	3
Long Lawford, Dunchurch, Hillmorton	1

Long Lawford, Houlton, Cawston, Newbold	1
Marton	2
Monks Kirby	3
Monks Kirby, Easenhall, Little Walton	1
Near Binley Woods – Brandon (Binley Woods)	1
Near Lutterworth	1
Newbold	1
Newton, Clifton, Dunchurch – but flexible	1
Pailton	1
Parish of Wolfhampcote	1
Princethorpe, Wolston, Stretton, Eathorpe etc.	1
Revel Villages	1
Rugby	17
Rural	3
Ryton on Dunsmore	1
South of A45	2
South Rugby	5
South Warwickshire, south of Leamington into RBC area	1
Stretton on Dunsmore	2
Stretton on Dunsmore, Bourton on Dunsmore, Dunchurch, Willoughby, anywhere rural ideally	1
Stretton on Dunsmore, Ryton on Dunsmore, Wolston Area	1
Swift Park	1
Thurlaston, Dunchurch, Draycote	1
Tomlow Road, between Napton & Stockton	1
Villages	4
Wolston	1
Wolvey	1

Type of Development

The overwhelming majority of entries registered an interest in a plot that could accommodate a ‘detached’ dwelling, with 148 individuals registering ‘detached’ as their sole interest. The second preference was for a detached or detached bungalow, at 23 entries. Preferences are listed below:

Type of Plot	Number of Entries
Detached Only	148
Detached Bungalow Only	4
Detached or Semi-detached	9
Detached or Detached Bungalow	23

Detached, Semi-detached or Terraced	5
Detached, Semi-Detached, Detached Bungalow or Semi-Detached Bungalow	4
Detached, Semi-Detached, Detached Bungalow, Semi-Detached Bungalow or Terraced	7
Mobile Lodge	1
Semi-Detached Only	1

Plot type

The preferred preference of plot type in Rugby Borough is 'self-build' with 120 individuals solely registering an interest in this type of plot.

Type of Plot	Number of Entries
Self-Build	120
Developer Built One-Off/Group Project	3
Kit Home	13
Self-Build or Kit Home	32
Self-Build, Developer Built One-Off or Group Project	4
Self-Build, Kit Home, Developer Built One-Off	19
Self-Build, Kit Home, Independent Community Self-Build, Supported Community Self-Build, Developer Built One-Off	9
Independent Community Self-Build	2

Timescale of build out

The majority of entries indicate that they intend to build out their plot within 6 months, with 108 respondents selecting this timescale. A further 58 entries stated that they are seeking a 12-month timescale and 26 entries opting for 24 months. Finally, 10 respondents are seeking to build out their plot within 32 months.

Timescale within (months)	Number of entries
6	108
12	58
24	26
32	10

Individuals or Association

All 202 entries on the Register are individuals and none are registered as an association.

3. Duty to grant Planning Permissions

Section 2A of the Self-build and Custom Housebuilding Act 2015 requires local planning authorities to grant Planning Permission for enough serviced plots of land to meet the demand for self-build and custom housebuilding in each base period.

The duty in section 2A of the Act was amended with effect from 31st January 2024 by the Levelling-Up and Regeneration Act 2023. Prior to that date the s.2A(6)(c) of the Act states that “development permission is “suitable” if it is permission in respect of development that could include self-build and custom housebuilding”. The deletion of this section means that from 31st January 2024 the requirement was not to grant permissions that could include self-built and custom housebuilding, but instead permissions for serviced plots to meet demand.

Prior to this date local authorities could reasonably take the view that all small permissions for housing *could* be suitable for self-build and custom housebuilding. After this date, more evidence is required.

The revised definition came into effect midway through base period 9, but it is reasonable to apply this to base period 9.

The Planning Practice Guidance provides advice on how authorities could record permissions for self-build and custom housebuilding (Paragraph: 038 Reference ID: 57-038-20210508). It suggests recording those where developers have identified self-build or custom build plots, those where the planning application references self-build or custom build and those where a Community Infrastructure Levy (CIL) or Section 106 exemption has been granted.

Rugby Borough Council commenced charging CIL on 1 April 2024 and therefore does not have information of self/custom build through CIL exemptions granted prior to that date.

Therefore, the only source of information on self/custom build is where this is mentioned on application forms. This likely under-counts the number of permissions that were for self/custom build, because applicants may neglect to supply this information or may misunderstand the statutory definition of self-build. For example, applicants may understand self-build to mean literally DIY.

Subject to these qualifications, in base periods 7, 8 and 9 (October 2021 – October 2024) there were 8 planning applications approved which specifically referenced in the application form that they were for self-build and custom housebuilding. Please see the table below for details of these. The Council will continue to monitor this. However, it must be considered that not all self-build and custom housebuilding will be identified as such on planning applications.

Planning Application Reference	Date of Approval
R22/0062	04/05/2022
R21/0566	17/05/2022
R22/0556	13/09/2022
R22/1117	07/02/2023
R23/0559	09/11/2023

R22/1073	14/11/2023
R23/0164	16/11/2023
R23/0959	17/05/2024

It should also be noted that:

- It is up to those on the register to engage with potential site owners themselves. Inclusion on the register does not guarantee that a suitable plot will be identified or made available
- The Council does not own a significant amount of land, and the Council does not have a statutory duty to provide land on which to build a self-build or custom home
- The Council does not have a duty to grant permission to land which specifically meets the requirements expressed by those on the register in terms of size, location etc.
- The Council is not required to disaggregate permissions granted to meet demand in specific parts of Rugby Borough
- Self-build and custom housebuilding applications do not automatically outweigh other planning considerations such as green belt designations

Suitable Plots Granted Permission

Base Period	Suitable plots granted permission
1 (April 2016 – October 2016)	70
2 (October 2016 – October 2017)	83
3 (October 2017 – October 2018)	76
4 (October 2018 – October 2019)	46
5 (October 2019 – October 2020)	49
6 (October 2020 – October 2021)	70
7 (October 2021 – October 2022)	54
8 (October 2022 – October 2023)	44
9 (October 2023 – October 2024)	4/6

*Details on suitable permissions granted have been attained through the latest available housing monitoring data.

Entries on register and suitable permissions granted in first 8 base periods

Base Period	Demand during base period	Suitable plots granted permission
Base period 1	13	70
Base period 2	36	83
Base period 3	29	76
Base period 4	20	46
Base period 5	22	49

Base period 6	32	70
Base period 7	31	54
Base period 8	8	44

The number of suitable permissions granted exceeds entries on the self-build and custom housebuilding register. Therefore, Rugby Borough Council has met its duty to grant permission for enough suitable plots to meet demand on the register.

October 2023 – October 2024 base period

Base period	Demand during base period	Suitable plots granted permission
Base period 9	11	5

The above table demonstrates that, based on the revised definition of 'suitable' plots, applied from Base Period 9 onwards, Rugby Borough Council did not meet its duty to grant permission to enough suitable plots to meet demand on the register during the latest base period.

4. Summary

This report demonstrates that Rugby Borough Council was meeting its requirement to grant sufficient permissions for an equivalent number of 'suitable' plots as those on the self-build and custom housebuilding register, however since the definition of 'suitable' was revised in January 2024 it no longer is. The Council will continue to explore ways to facilitate self-build and custom housebuilding.

Sustainable Urban Extensions will be expected to provide opportunities for self-build and custom housebuilding as part of the mix and type of development, as per adopted Local Plan Policy H1.

The Council's Housing Needs Supplementary Planning Document (SPD) July 2021 contains additional information on self-build and custom housebuilding. This can be found at <https://www.rugby.gov.uk/w/housing-needs-supplementary-planning-document>