



Buckinghamshire Council Self-build and Custom Housebuilding

End of year 2021 – 2022 Report

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Online version: [building your own home - self build and custom housebuilding register](#)

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1. End of year 2021-2022 Report

1.1. Introduction

The [Self-build and Custom Housebuilding Act 2015](#) (as amended by the Housing and Planning Act 2016) came into effect on April 1 2016 and places a duty on Local Authorities to keep a register of individuals and association of individuals seeking to acquire land to build a home. The register has potential to inform our plan-making.

The register will help us assess the demand for this type of housing in our areas. It provides us with valuable information that we can use to shape our planning and housing policies. Joining the register does not mean that we can guarantee you a suitable plot of land.

In November 2022, we launched the Buckinghamshire single self-build register after carrying out a public consultation. We introduced a local connection test which split the new register into 2-parts. To find out more about the consultation and to sign up for the new register, please visit our self-build webpage at [self-build-and-custom-housebuilding-register](#).

This report is based on entries between 31 October 2021 and 30 October 2022 of the legacy registers of Aylesbury, Wycombe, Chiltern and South Bucks. We will base future reports on the single Buckinghamshire register.

You can find definitions and further guidance on self-build and custom housebuilding in the [Self-build and Custom Housebuilding](#) section of the government's Planning Practice Guidance.

2. Buckinghamshire North and Central (Aylesbury Vale Area)

In February 2019, Aylesbury Vale area implemented some local eligibility conditions. Customers on the register were asked to re-register their interest after introducing the 'Local Connection Test.' This created a more representative picture of local demand for self-build and custom housebuilding.

The register is split into two sections – Part 1 and Part 2. Part 1 has additional local eligibility criteria in addition to national eligibility. There is a £25 administration charge to join part 1.

From the original base periods the following numbers of applicants decided to re-register:

Base period 1 (April 2016-30 October 2016) – 5 people

Base period 2 (31 October 2016 - 30 October 2017) – 11 people

Base period 3 (31 October 2017 – 30 October 2018) – 10 people

Base period 4 (31 October 2018 – 30 October 2019) – 38 people (14 part 1)

Base period 5 (31 October 2019 – 30 October 2020) – 33 people (15 part 1)

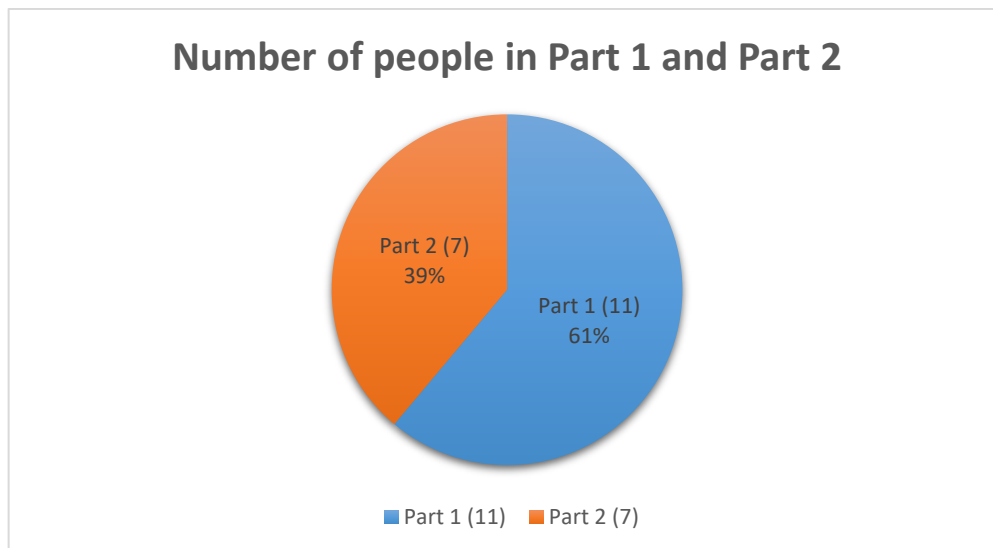
Base period 6 (31 October 2020 – 30 October 2021) – 33 people (11 part 1)

Base period 7 (31 October 2021 – 30 October 2022) – 18 people (11 part 1)

There is a total of 148 people in the Aylesbury area self-build register since the introduction of the Act in 2016.

This report is based on the 2021 - 2022 base period. 18 people joined the self-build register during this period. 11 people are on the part 1 register and 7 people are on the part 2 register.

The chart below shows how many are on Part 1 and how many are on Part 2.



2.1. Data headlines for the base period 31 October 2021 – 30 October 2022

Total number of entries on Register between 30 Oct 21 and 31 Oct 22

- 18 people

Types of Applicants

- 18 individuals
- 0 associations

Preferred house type

- Detached housing - 77%
- Semi-detached – 6%
- Bungalow – 6%
- Undecided – 11%

Preferred number of bedrooms

- 2 Bed – 6%
- 3 Bed – 28%
- 4 Bed – 50%,
- Undecided - 16%

Preferred type of build:

- Self-Build – 33%,
- Supported Self-Build – 6%,
- Self-finish - 11%

- Custom Build- 0%,
- Undecided 50%

Estimated project start date

- Under 12 months – 77%
- 18-24 months – 17%
- 24 months and above - 6%

General Location Preference

- 33% of people expressed a preference for villages and /or towns.
- 11% - Aylesbury
- 22% - Buckingham
- 6% - Haddenham
- 28% expressed a preference for smaller settlements, including Chearsley, Cuddington, Dinton, Stone, Stoke Mandeville, Kimble, Marsh, Bishopstone, Speen Ilmer, Princess Risborough, Long Crendon, Wing, Wingrave, Wendover and Woodham.

2.2. Meeting the Demand

Vale of Aylesbury Local Plan (VALP), Policy H5 makes provision for self-build on an unspecified percentage basis for developments proposing 100 dwellings and above. You can find more information in the [VALP](#) on page 190.

In 2022, we permissioned 175 plots for Custom and self-build. These will be provided in phases. We are working closely with the developers and we will inform everyone on the register when they become available for purchase. For more information, the planning reference for these permissions are;

- 18/03422/AOP Great Horwood Road, Winslow (10 plots)
- 16/01040/AOP - Woodlands MDA (165 plots)

In December 2021, we notified registrants of the availability of 3 self-build plots, up for sale by tiliahomes.co.uk.

Since the start of the self-build register, we have made provision for 254 custom and self-build plots. There have been 20 self-build completions. 11 completed in 2021 and 7 in 2022. These permissions mean that we have exceeded demands within the Aylesbury area self-build register.

3. Buckinghamshire West (Wycombe Area)

Wycombe area did not operate a 2-part register, for the base period covered by this report. However, with the new Buckinghamshire register, the local connection test now applies to Wycombe.

From the original base periods the following numbers of applicants decided to re-register:

Base period 1 (April 2016-30 October 2016) – 57 people

Base period 2 (31 October 2016 - 30 October 2017) – 119 people

Base period 3 (31 October 2017 – 30 October 2018) – 74 people

Base period 4 (31 October 2018 – 30 October 2019) – 103 people

Base period 5 (31 October 2019 – 30 October 2020) – 77 people

Base period 6 (31 October 2020 – 30 October 2021) – 87 people.

Base period 7 (31 October 2021 – 30 October 2022) – 39 people.

There is a total of 557 people on the Wycombe area self-build register since the introduction of the Act in 2016.

3.1. Data headlines for the base period 31 October 2021 – 30 October 2022

Total number of entries on Register between 30 Oct 21 – 31 Oct 22

- 39 people

Types of Applicants

- 39 - individuals
- 0 - associations

Preferred house type

- detached housing - 97%
- Any - 3%

Preferred plot size

The chart below shows the preferred plot sizes; 72% would prefer a plot size 900m² or more to build their homes. 7% would like plots between 300 - 900m². 8% wanted plots that are 300m² or less in size. 13% of people, however, did not specify the plot size they require.



Preferred type of build

- Self-Build – 74%,
- Custom Build- 26%

Estimated project start date

- Less than 1 year – 45%
- 1-2 years - 49%
- 3 – 5 Years - 6%

General Location Preference

- 60% of registrants expressed a preference for either High Wycombe or Villages within the Wycombe area
- 6% anywhere in Buckinghamshire
- 20% - Marlow
- 14% - Princes Risborough

3.2. Meeting the Demand

Policy DM22 of the Wycombe District Local plan (WDLP) makes provision for self-build on a 5% basis for development proposing 100 dwellings or more. There are currently

518 registrants since the start of the Custom and Self-build (CSB) requirement. You can find more information in the [WDLP](#) on page 244.

Although no plots for self-build schemes have yet become available in the Wycombe area, appendix D (page 310) of the adopted local plan indicates a number of site allocations with a large potential for custom and self-build plots. This projection means that we have put in place a means of helping the council move towards meeting demand.

4. Buckinghamshire East (Chiltern Area)

In early 2019 the Chiltern area introduced local connection tests and a requirement for proof of eligibility. Existing customers were asked to re-register. The register is split into two sections – Part 1 and Part 2.

Those who meet the local connect criteria join the Part 1 register whilst those who meet only the national criteria join the Part 2 register.

From the original base periods the following numbers of applicants decided to re-register:

Base period 1 (April 2016 - 30 October 2016) – 10 people

Base period 2 (31 October 2016 – 30 October 2017) – 54 people

Base period 3 (31 October 2017 – 30 October 2018) – 22 people

Base period 4 (31 October 2018 – 30 October 2019) – 17 people (6 part 1)

Base period 5 (31 October 2019 – 30 October 2020) – 21 people (14 part 1)

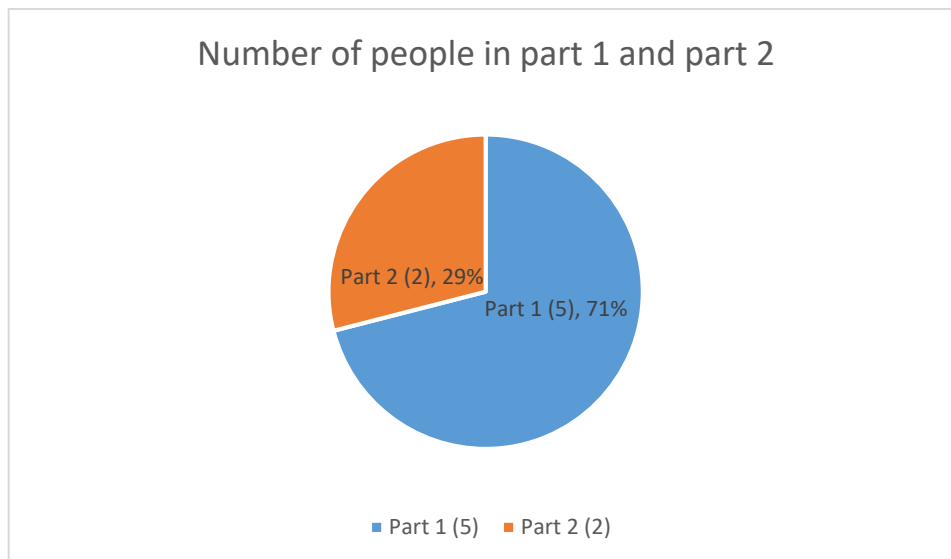
Base period 6 (31 October 2020 – 30 October 2021) – 30 people (16 part 1)

Base period 7 (31 October 2021 – 30 October 2022) – 7 people (5 part 1)

There is a total of 163 people on the Chiltern area self-build register since the introduction of the Act in 2016.

This report is based on the 2021 - 2022 base period. 7 people joined the self-build register during this period. 5 people on the Part 1 register and 2 people, Part 2 register.

The chart below shows how many people are on Part 1 and how many are on Part 2.



4.1. Data headlines for the base period 31 October 2021 – 30 October 2022

Total number of entries on Register between 30 Oct 21 – 31 Oct 22

- 7

Types of Applicants

- Individuals - 7
- Association - 0

Preferred house type

- detached housing – 43%
- mixed house type - 29%
- undecided - 28%

Preferred number of bedrooms

- 2 Bed - 29%
- 3 Bed – 43%
- 4 Bed – 14%,
- 5 Bed – 14%,

Preferred type of build

- Self-Build – 71%,
- Mixed - 14%
- Undecided – 14%

Estimated project start date

- Less than 6 months -14%
- 6 to 12 months – 43%
- 1 – 2 years – 43%

General Location Preference

- 86% did not express a location preference
- 14% preferred the Chiltern area

4.2. Meeting the Demand

The Chiltern area's local plan and core strategies were adopted in 1997 and 2011 respectively before the Act came into effect in 2016. They make no provision for self-build and custom housebuilding. No plots for self-build schemes have yet become available in the Chiltern area.

Buckinghamshire Council is looking to address this situation through a Council-wide review of the self-build register.

5. Buckinghamshire South (South Bucks Area)

In early 2019 the South Bucks area also introduced local connection tests and a requirement for proof of eligibility. Existing customers were asked to re-register. The register is split into two sections – Part 1 and Part 2.

Those who meet the local connection criteria join the Part 1 register whilst those who meet only the national criteria join the Part 2 register.

From the original base periods the following numbers of applicants decided to re-register:

Base period 1 (April 2016-30 October 2016) – 6 people

Base period 2 (31 October 2016 – 30 October 2017) – 25 people

Base period 3 (31 October 2017 – 30 October 2018) – 11 people

Base period 4 (31 October 2018 – 30 October 2019) – 20 people (4 part 1)

Base period 5 (31 October 2019 – 30 October 2020) – 29 people (14 part 1)

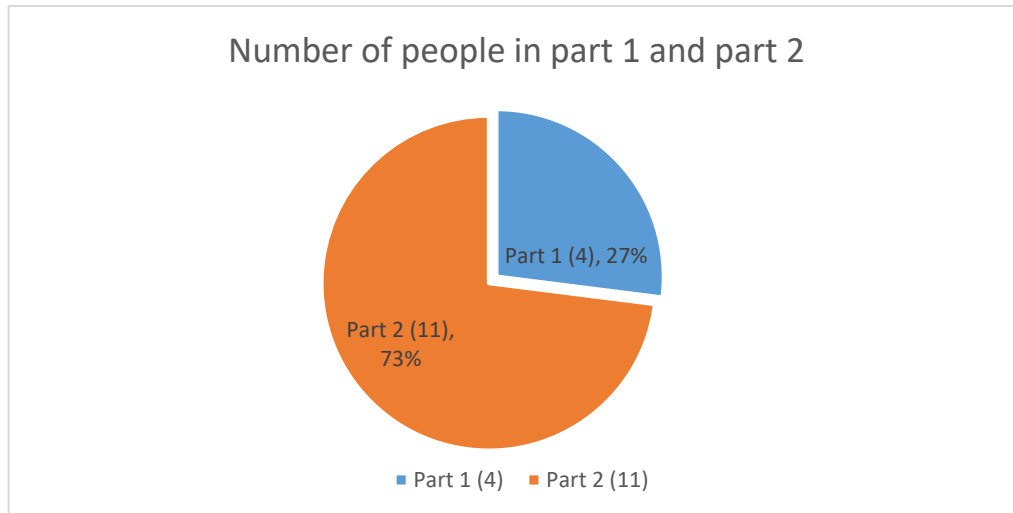
Base period 6 (31 October 2020 – 30 October 2021) – 31 people (12 part 1)

Base period 7 (31 October 2021 – 30 October 2022) – 15 people (4 part 1)

There is a total of 137 people in the South Bucks area self-build register since the introduction of the Act in 2016.

This report is based on the 2021 - 2022 base period. 15 people joined the self-build register during this period. 4 people are on the Part 1 register and 11 people are on Part 2.

The chart below reflects how many people are on Part 1 and how many are on Part 2.



5.1. Data headlines for the base period 31 October 2021 – 30 October 2022

Total number of entries on Register between 30 Oct 21 – 31 Oct 22

- 15

Types of Applicants

- Individuals - 15
- Association - 0

Preferred house type

- Detached housing - 67%
- Mixed house type - 27%
- Undecided - 6%

Preferred number of bedrooms

- 2 Bed – 14%
- 3 Bed – 13%
- 4 Bed – 40%
- 5 Bed – 13%
- 6 Bed – 7%
- 13% did not indicate the number of bedrooms

Preferred type of build

- Self-Build – 100%
- Custom Build- 0%

Estimated project start date

- Less than 6 months -33%
- 6 to 12 months – 33%
- 1-2 years – 34%

General Location Preference

- 67% did not express a location preference
- 20% were undecided
- 13% expressed a preference for areas including Beaconsfield, Chalfont St Peter, Gerrards Cross

5.2. Meeting the Demand

South Bucks area's local plan and core strategy were adopted in 1999 and 2011 respectively before the Act came into effect in 2016. They make no provision for self-build and custom housebuilding. No plots for self-build schemes have yet become available in the South Bucks area.

Buckinghamshire Council is looking to address this situation through a Council-wide review of the self-build register.

6. Buckinghamshire Council Self-Build Register

We launched our single Custom and Self-build register in November 2022. The register is split into 2 parts because we introduced a local connection test. Those who meet at least one of the criteria for the local connection are entered onto the part 1. Those who do not meet any of the local connection criteria are placed on the part 2.

We charge an entry fee for both parts of the register and the part 1 has an annual renewal fee for those who wish to remain on the part 1. Those who chose not to renew, will be moved to the part 2. We do not remove anyone from the register unless they have requested to be removed in writing.

The renewal period for part 1 opens on the 31st of October each year. Those on part 1 will be notified via email, closer to the period.

If you would like to know more, please contact us:

planningpolicyteam.bc@buckinghamshire.gov.uk or visit our website [self-build-and-custom-housebuilding-register](#).