

Chelmsford's Self-Build and Custom Housebuilding Register

Demand and Development Permissions Monitoring

November 2024

The Self-build and Custom Housebuilding Act 2015 (as amended) places a duty on Chelmsford City Council to keep a Self-Build and Custom Housebuilding Register ('the Register') of individuals and groups who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.

The Council has a duty to grant sufficient planning permissions to meet the demand identified on the Register. The Register therefore provides the Council with an understanding of the level and type of demand for self-build and custom build development within the administrative area.

The first base period begun on the day on which the register was established, 1 April 2016, and ended on 30 October 2016. Each subsequent base period is then the 12-month period immediately after the end of the previous base period. Subsequent base periods therefore run from 31 October to 30 October each year. From the end of each base period, the Council has three years in which to permit an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period on the Register.

Table 1 below details the Base Periods for which the deadlines to meet identified demand have now passed. The Table shows that for each Base Period other than Base Period 6, Chelmsford City Council have successfully met the identified demand in the number of development permissions that have been granted. The shortfall at the end of Base Period 6 is 37 planning permissions.

Table 1: Chelmsford's identified Self/Custom Build demand and development permissions granted

Base Period	Identified Demand (i.e. No. of applicants on the Register)	Deadline for meeting Base Period demand	Development permissions granted to meet demand
1 (01/04/2016-30/10/2016)	18	30/10/2019	38
2 (31/10/2016-30/10/2017)	21	30/10/2020	42
3 (31/10/2017-30/10/2018)	32	30/10/2021	32
4 (31/10/2018-30/10/2019)	64	30/10/2022	64
5 (31/10/2019-30/10/2020)	40	30/10/2023	40
6 (31/10/2020-30/10/2021)	77	30/10/2024	40