



# **Buckinghamshire Council Self- build and Custom Housebuilding**

**End of Year 2022 – 2023 Report**

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# 1. End of Year 2022-2023 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 associations 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 area. 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 guarantee that a suitable plot of land will be made available to the registrant.

In November 2022, following a public consultation, we launched the single Buckinghamshire Self Build and Custom Housebuilding register. Our self-build webpage pages are found at: [self-build-and-custom-housebuilding-register](#).

We invited everyone on the legacy registers to register their interest to be placed on the Council's single register, as the legacy registers ceased to exist after November 1st 2022. This report is based on entries between 31 October 2022 and 30 October 2023 on the single Buckinghamshire register.

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

If you would like to know more about the Buckinghamshire Self Build and Custom Housebuilding Register, please contact us at [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk) or visit our website [self-build-and-custom-housebuilding-register](#).

## 2. Buckinghamshire Self-build and Custom Build Register Headlines

### Previous Registers

The table below shows how many people were included on the individual area registers from the start of the first register in April 2016 until they were discontinued on October 31<sup>st</sup> 2022. In early 2019, local eligibility criteria were introduced in the Aylesbury, Chilterns and South Bucks area and existing registrants asked to re-register. Those who wished to re-register and who met the local eligibility requirements were placed on Part 1, while those who met only national criteria were placed on Part 2. It is likely that the number of registered individuals in the Wycombe area is considerably higher than elsewhere partly because this re-registration was not carried out here and therefore no individuals have left the register.

	North & Central (Aylesbury)	West (Wycombe)	East (Chilterns)	South (South Bucks)
<b>Base period 1 (April 2016 – 30/10/16)</b>	5	57	10	6
<b>Base period 2 – 31/10/2016 – 30/10/2017</b>	11	119	54	25
<b>Base period 3 31/10/2017 – 30/10/2018</b>	10	74	22	11
<b>Base period 4: 31/10/2018 – 30/10/2019</b>	38 (14 part 1)	103	17 (6 part 1)	20 (4 part 1)
<b>Base period 5: 31/10/2019 – 30/10/2020</b>	33 (15 part 1)	77	21 (14 part 1)	29 (14 part 1)
<b>Base period 6: 31/10/2020 – 30/10/2021</b>	33 (11 part 1)	87	30 (16 part)	31 (12 part 1)
<b>Base period 7: 31/10/2021 – 30/10/2022</b>	18 (11 part 1)	39	7 (5 part 1)	15 (4 part 1)
<b>Total</b>	<b>148</b>	<b>556</b>	<b>161</b>	<b>137</b>

## Single Register

The new single Buckinghamshire register included local eligibility criteria (like those already introduced in 2019 in the Aylesbury, Chiltern and South Bucks areas).

Customers on all the former district councils' registers were asked to re-register for the new Buckinghamshire register if they wished to remain in the system.

There is an annual £25 administration charge to join and to remain on part 1, and a one off £10 administration charge to join part 2.

### **Number of People Registered on the Buckinghamshire Register**

**Base period 8 (31 October 2022 – 30 October 2023): 89 people (67 part 1)**

This report is based on the 2022 - 2023 base period. 89 people joined the self-build register during this period. 67 people are on the part 1 register and 22 people are on the part 2 register.

## 2.1. Data headlines for the base period 31 October 2022 – 30 October 2023

### Total number of entries on Register between 31 Oct 2022 and 30 Oct 2023

- 89 people

### Types of Applicants

- 89 individuals
- 0 associations

### Preferred plot size

- 300m<sup>2</sup> or less: 17%
- 301 – 900m<sup>2</sup>: 47%
- 901m<sup>2</sup> or more: 28%
- Unspecified: 4%

### Preferred house type

- Detached housing: 89%
- Semi-detached: 3%
- Bungalow: 6%
- Terrace 1%

### Preferred number of bedrooms

- 2 Bed: 5%
- 3 Bed: 28%
- 4 Bed: 52%
- 5 Bed: 11%
- 6 Bed 3%
- Unspecified: 1%

### Preferred type of build:

- Self-Build: 88%
- Custom Build: 9%
- Self-finish Custom: 3%

### Estimated project start date

- Less than 1 year: 10%
- Less than 2 years: 12%
- More than 2 years: 78%

### General Location Preference

Actual numbers of registrants are provided here, not percentages, as some individuals have specified more than one first preference:

- Denham, Gerrards Cross & the Chalfonts 20
- High Wycombe 10
- Amersham & villages 9
- NW Chilterns 9
- Buckingham & villages 8
- Beaconsfield & Chepping Wye 7
- SW Chilterns 7
- Wing & Ivinghoe 6
- Aylesbury 4
- The Missendens 4
- Haddenham & Waddesdon 4
- Chesham & villages 3
- Wendover 3
- The Beeches 2

## 2.2. Meeting the Demand

The Vale of Aylesbury Local Plan (VALP) Policy H5 requires provision for self-build on an unspecified percentage basis for developments on sites of 100 dwellings and above. More information is contained in the [VALP](#), page 190.

Policy DM22 of the Wycombe District Local plan (WDLP) requires provision of 5% on sites proposing 100 dwellings or more. More information is contained in the [WDLP](#), page 244.

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.

This year, we have given planning permission for approximately 28 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 references for these permissions are:

- 19/00148/AOP Land off Osier Way, Buckingham (approx. 13 plots, to be negotiated)
- PL/21/4632/OA Lodge Lane, Little Chalfont (15 plots)

This year, there have been 10 self-build completions recorded in Buckinghamshire former Chilterns, South Bucks and Wycombe areas. No data is available for the former Aylesbury area.