

Custom and Self-Build Housing

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So what is custom and self-build housing?

- Homes built with the **primary input** from the initial occupant into the **design and layout**
- Can be individual homes or group developments
- Most people **do not** construct the homes themselves
- There is no distinction in the legislation between custom-building and self-building. They are best understood as a spectrum of house design customization.

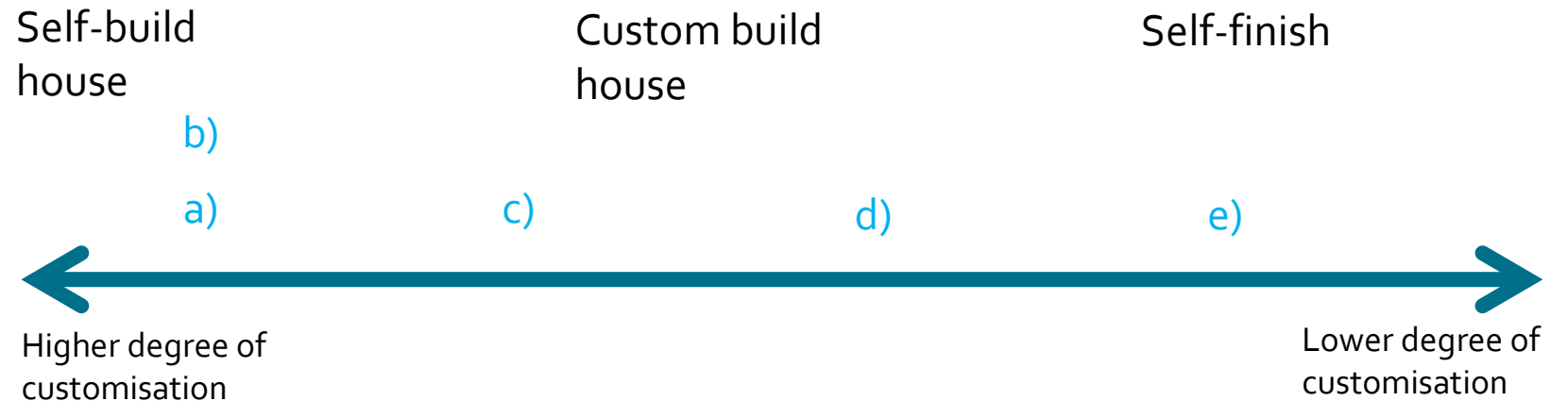


Long Four Acres, Norfolk

Types of custom and self-build housing development

Wide range of custom and self-build housing delivery options

- a) Self build (**DIY**) on serviced plot
- b) Self build (**self-commissioned**) on serviced plot
- c) Custom build (**co-housing**)
- d) Custom build (choice of house designs from a **collection of pre-approved designs**)
- e) self-finish/sweat equity



Self-Built/Self-Commissioned Homes

Long Four Acres, Norfolk



Almere, The Netherlands



Barratt Homes site, South Glos



Graven Hill, Bicester



Marmalade Lane, Cambridge
Co-housing development

Custom-built homes



Water Lilies, Bristol



Self-finish/Shell Homes



Self-finish homes, Felixstowe



Shell homes, Blenheim Grove,
London

Ok... but why
does it
matter?



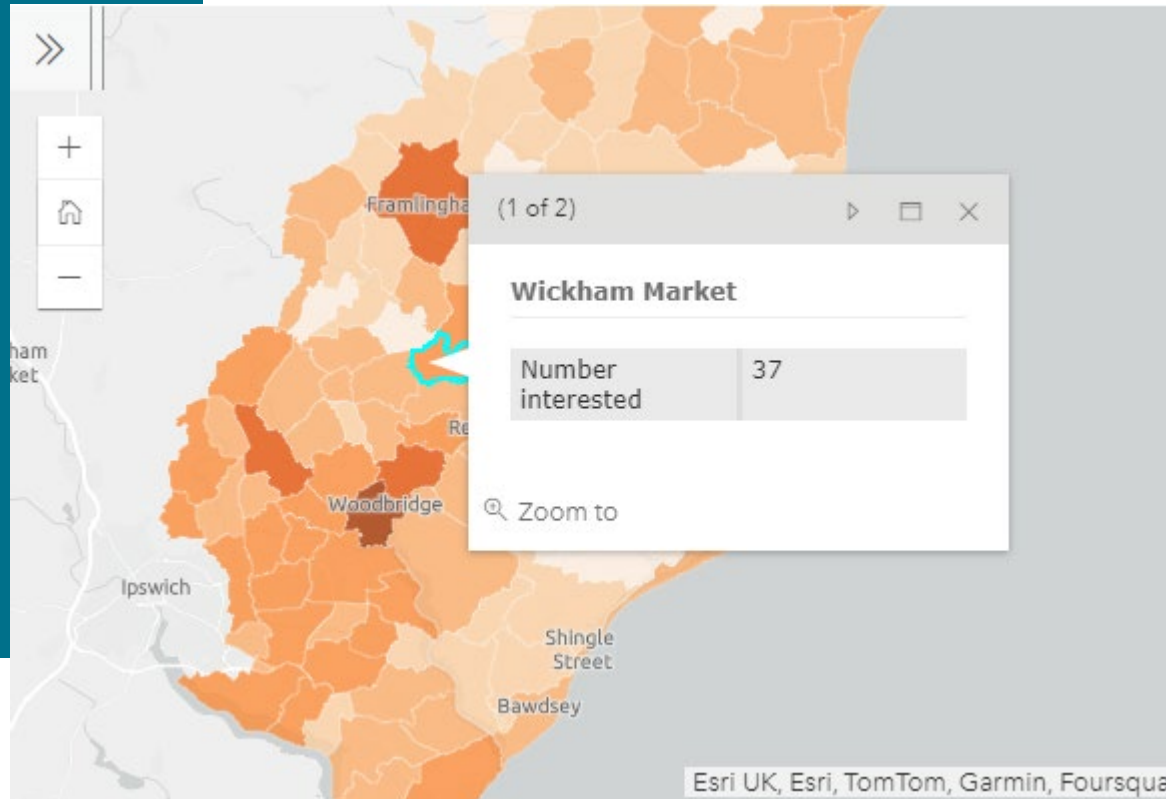
The Government have taken action to boost the custom/self-build housing sector.

This Act of Parliament places legal duties on Local Authorities to:

- hold a register of individuals who are seeking to acquire serviced plots of land.
- have regard to the register when carrying out its functions relating to: Housing; Land disposal and acquisition; Planning; and Regeneration.
- grant enough planning permissions for custom and self-build housing to meet the demand on the register.

The East Suffolk Custom/self-build register

- We have **strong demand**. In excess of 600 individuals on the register.
- Top reasons for wanting to build your own home:
 - Ability to include higher levels of environmental performance
 - To design a home
 - Lower running costs
 - Higher build quality and specifications



ESC Open Data Portal



What has East Suffolk Council done so far?

Two adopted Local Plans containing specific custom/self-build (CSB) policies – **WLP8.3** and **SCLP5.9**

- These require sites of 100+ dwellings to provide 5% CSB plots
- They give positive support to CSB development
- Proposals for 5+ CSB plots should have a design code



Specific priority in ESC strategic plan - '**Our Direction 2028**':



Encourage more self-build housing in East Suffolk

We will seek to encourage more self-build housing in East Suffolk as a means to create homes in an environmentally sustainable way.

What has East Suffolk Council done so far? (cont.)

- Supplementary Planning Document (SPD) adopted in May 2024



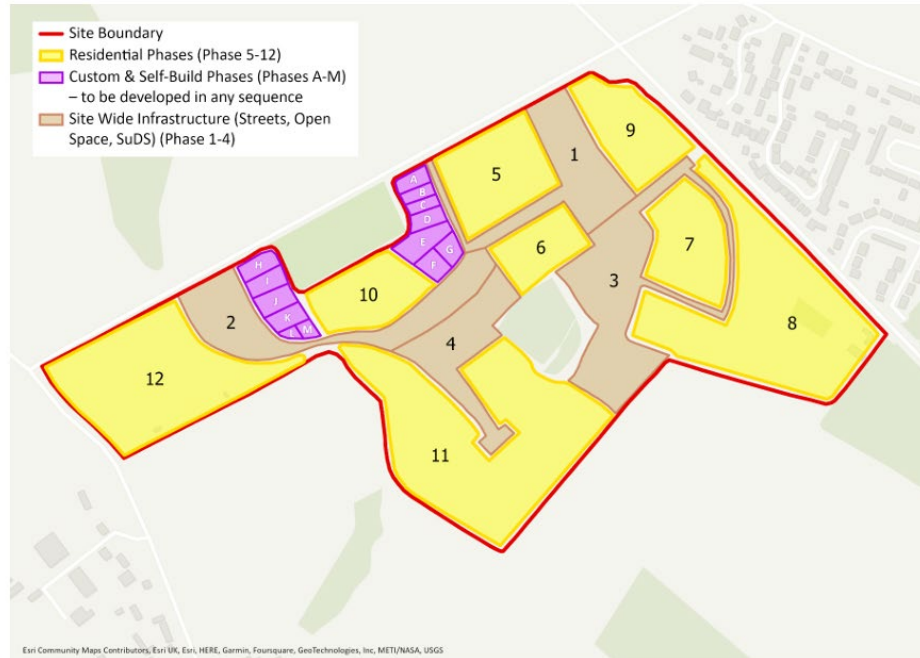
The Custom/Self-Build SPD

- Provides guidance and additional detail to support the delivery of our planning policies and custom/self-build homes.
- Peer reviewed by the Right to Build Task Force
- Much of the guidance is written to guide the delivery of serviced plots on sites of 100+ dwellings.
- The guidance covers areas including:
 - Affordable custom/self-build homes
 - Serviced Plots
 - Community Infrastructure Levy
 - Phasing (including a model phasing plan)
 - Design Codes
 - Plot passports
 - Marketing of serviced plots
 - Model Conditions
 - Model Section 106 clauses

Phasing

- Each individual plot must be its own phase. This avoids triggering CIL and site-wide infrastructure requirements.
- The Development description must specify a phased development
- Serviced plots expected to be available for purchase before 50% of the of total dwellings are occupied.

Appendix 5: Model Phasing Plan



Design Codes

- Should provide design freedom but also coherence.
- Design constraints set where necessary
- Example set of parameters provided inc.:
 - Layout
 - Plot size/shape
 - Developable footprint
 - Building height
 - Landscaping
 - Material palette
 - Boundary treatment
- Custom/self-build plots should be clustered together

Graven Hill, Bicester



Plot Passports

- Provide key information for each plot
- Expected to be provided for each plot when marketed
- Model version provided:

Appendix 6: Model Plot Passport

Development name:

Plot reference:

Plot price:

Site address:

Planning application reference:






Total plot area: (m2)

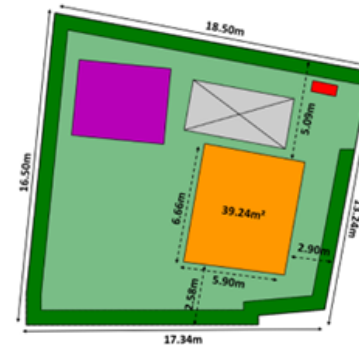
Developable footprint: (GEA – Gross External Area (ground floor))

Max floor area: (GIA - Gross Internal Area (all floors of entire building area))

Design and Delivery Parameters:

- List of design parameters established in approved design code,
- Construction compound and materials storage area,
- Health and safety requirements,
- Likely ground conditions,
- CIL exemption process,
- Surveys conducted by site wide applicant,
- Plot sales process,
- Planning application process, and
- Contact details for further information.

Developable footprint	
Parking location	
Landscaped boundary treatment	
Servicing infrastructure location	
Construction compound and materials storage area	



Marketing the Plots

- The SPD specifies details needed for the Marketing Strategy e.g.:
 - Marketing methods and material
 - Valuation methods
 - Sharing with those on the custom/self-build register
 - Signposting to specialist custom/self-build finance
- Commencement of 12-month mandatory marketing period
- What to do in the event of no sale

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Supporting Delivery of custom/self-build homes

- East Suffolk Council assistance:
 - Guidance via the SPD
 - Data is shared on our website and our Open Data Portal
 - We will share information on opportunities with those on the register
 - Input in to planning applications and pre-application enquiries
- What other help can we offer you? Do give us your comments and ideas
- Slido code

Thank you for listening!

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www.eastsoffolk.gov.uk/selfbuild

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