

# Authority Monitoring Report

## Part 10: Self and Custom Housebuilding and the Brownfield Register

**Monitoring Year: 2019/20**

- 10.1 This note provides an update on the self and custom housebuilding register entries and suitable development permissions granted, and the Borough's Brownfield Register.

### Self and Custom Housebuilding – DM4.6

- 10.2 The Self-Build and Custom Housebuilding Act 2015 and subsequent Self-Build and Custom Housebuilding Regulations 2016 requires Local Authorities to identify the demand for self-build and custom housebuilding in their areas through a Self-Build and Custom Housebuilding Register (the Register). North Tyneside Council first published its Register in April 2016.
- 10.3 The legislation requires that monitoring takes place based upon data from 31 October in any given year to 30 October the following year; this is known as a “base period”. The number of entries on the Register in any base period establishes the minimum number of sufficient suitable development permissions for serviced plots of land the Authority is required to provide within the subsequent three years.
- 10.4 As of 30 October 2020, there are 106 individuals on the Self-Build Register and two groups, one with 3 individuals and one with 5 individuals.
- 10.5 The demand for plots during the first base period (up to 30 October 2016) was 16 plots which met as the Council granted permission for 20 during this base period, leaving 4 plots unallocated to roll forward into the second base period.

	<b>Base Period 1 (period ending 30 October 2016)</b>	<b>Base Period 2 (year ended 30 October 2017)</b>
<b>Permissions Required to meet legislative duty for individuals (1)</b>	<b>16</b>	<b>21</b>
Relevant permissions granted (30.10.17)	9	
Relevant permissions granted (30.10.18)	6	0
Relevant permissions granted (30.10.19)	5	4
Relevant Permissions granted (30.10.20)		<b>13</b>
<b>Total Relevant permissions granted (2)</b>	<b>20</b>	<b>17</b>
<b>Shortfall of permissions for individuals (if any)</b>	<b>(4 unallocated)</b>	<b>4</b>

10.35 However, only 17 relevant permissions were granted during the second base period, a shortfall of the four plots to meet the demand of 21.

10.36 The demand established in subsequent base periods:

- 31 October 2016 – 30 October 2017: 21 individuals
- 31 October 2017 – 30 October 2018: 32 individuals plus one group of three people.
- 31 October 2018 – 30 October 2019: 19 individuals
- 31 October 2019 – 30 October 2020: 18 individuals plus one group of five people.

### **Brownfield Register**

10.37 The Brownfield Land Register provides details of previously developed sites that are available and potentially suitable for residential development in North Tyneside. The preparation of the Brownfield Land Register is governed by The Town and Country Planning (Brownfield Land Register) Regulations 2017.

10.38 The Register is kept in two parts:

- Part One of the Register contains sites categorised as previously developed land which are suitable, available and achievable for residential development;
- Part Two of the Register allows local planning authorities to select sites from Part One and grant Permission in Principle (PiP) for housing-led development. PiP will establish the fundamental principles of development in terms of the use, location and amount of housing. However, planning permission is not granted until Technical Details Consent is applied for and approved by the local planning authority.

10.39 The Register is maintained and reviewed at least once a year to make sure it is kept up to date. The most recent update of the Register was in April 2020.

### **Brownfield Land Register Part Two**

10.40 The following sites have been subject to a 42-day consultation for consideration and in April 2020 were placed on Part Two of the register:

- Land South of Leeholme Burradon Road, Annitsford (19/01167/PIP)
- Site Of Former West House, Grasmere Court, Killingworth (19/01131/PIP)
- Dudley Social Club House Western Terrace Dudley (19/01174/PIP)

10.41 As required by the regulations, all sites included within Part Two of the register have been subject to the required publicity, notification and consultation. All sites entered in Part Two of the brownfield land register are granted permission in principle, which establishes the suitability, in principle, of land for housing-led development.