

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Policy DM18

Self and Custom-build Housing

The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging housing models and innovative products, including self-build and custom-build products.

Applications for self and custom-build developments will need to demonstrate high-quality design and be sensitive to the characteristics of the local area.

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the West Berkshire self and custom-build register.

Supporting Text

11.11 The NPPF states that the type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies with due regard for people wishing to commission or build their own homes. Self and custom housebuilding is a key element of the Government's agenda to increase supply of new housing and legislation has been introduced to support this initiative including:

- The Self-build and Custom Housebuilding Act (March 2015);
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (Commenced 1st April 2016);
- Housing and Planning Act 2016;
- West Berkshire's self-build register⁽¹³⁰⁾.

11.12 Local planning authorities should therefore plan for the need of different groups including self and custom build homes. West Berkshire Council maintains a register of individuals and associations of individuals who have expressed an interest in self- and custom-build homes.

11.13 To support self-build and custom-build housing, the Council will work with partners to establish how serviced plots may be effectively provided to meet the demand. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the National Custom and Self Build Association and developing best practice.

Supporting Evidence

11.14 The Council maintains a register of individuals who have expressed an interest in self- and custom-build homes. Due to privacy reasons it would not be appropriate to publish this list in support of the Local Plan as it contains personal information. The register is updated regularly. There are no restrictions upon the number of local authority self-and custom build registers that an individual or association may apply to be included on. Nor are there any restrictions around whether an individual or organisation has a local connection to West Berkshire.