

Self-Build and Custom Housebuilding Statement

Land off Bullens Green Lane, Colney Heath

Self-Build and Custom Housebuilding Statement

Outline planning application for residential development of up to 100 dwellings, including 45% affordable and 10% self-build, together with ancillary works

Land off Bullens Green Lane, Colney Heath

Canton Ltd

August 2020

OUR REF: M20/0509-02.RPT

TETLOW KING PLANNING
UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, STAPLE HILL, BRISTOL, BS16 5EL
Tel: 0117 9561916 Email: all@tetlow-king.co.uk

www.tetlow-king.co.uk

Contents

Section 1	Introduction	1
Section 2	Evolution of Self-Build and Custom Housebuilding in the National Policy Context	2
Section 3	The Development Plan and Related Policies	10
Section 4	Self-Build and Custom Housebuilding Demand	17
Section 5	Weight to be Attributed to the Provision of Self-Build and Custom Housebuilding Plots	26
Section 6	Summary and Conclusions	36

Appendices

- Appendix 1 [St Albans City and District Freedom of Information Correspondence \(29 July and 14 August 2020\)](#)
- Appendix 2 [Welwyn Hatfield Borough Freedom of Information Correspondence \(29 July and 18 August 2020\)](#)
- Appendix 3 [Analysis of self-build sites within St Albans City and District Supply](#)

Introduction

Section 1

- 1.1 **Tetlow King Planning** are instructed by **Canton Ltd** to examine the self-build and custom housebuilding sector within the St Albans City and District Council and Welwyn Hatfield Borough Council administrative areas in relation to their outline proposal for residential development on Land off Bullens Green Lane, Colney Heath.
- 1.2 The proposed development is for up to 100 dwellings, of which 10% (up to 10 plots) are to be provided as serviced plots for Self-Build and Custom Housebuilding.
- 1.3 Analysis has been provided for both local authorities due to the site falling within each administrative area.
- 1.4 This Statement includes an assessment of Development Plan policies and other material considerations that are relevant to the site and the proposed development and provides justification for the grant of permission. In doing so it defines the housing needs that will be met by the applicant.
- 1.5 This statement comprises the following sections:
 - Section 2 sets out the evolution of self-build and custom housebuilding in the national policy context;
 - Section 3 considers development plans and related policies;
 - Section 4 analyses demand and delivery of self-build and custom housebuilding;
 - Section 5 establishes the weight to be attributed to the self-build and custom housebuilding offer; and
 - Section 6 provides our summary and conclusions.

Evolution of Self-Build and Custom Housebuilding in the National Policy Context

Section 2

- 2.1 The provision of Self-Build and Custom Housebuilding is increasingly forming a key part of the planning system. The demand for this tenure of housing was first detailed in the 2011 Housing Strategy for England and has since become enshrined in national policy within the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Laying the Foundations: A Housing Strategy for England (2011)

- 2.2 At paragraph 68 of the Strategy it sets out that *“there are over 100,000 people looking for building plots across the country and we know from recent market research that one in two people would consider building their own home if they could.”*
- 2.3 Furthermore, it found at paragraph 69 that *“by making it easier for ordinary people to build their own homes, there is the potential to deliver wider benefits of affordable, greener and innovatively designed homes and to make a significant contribution to the number of new homes built in this country”.*
- 2.4 The Government's ambition is clearly detailed at paragraph 71 which states that *“the Government wants to make building your own home a mainstream housing option – an affordable way of building a place people are proud to call home”.*

National Planning Policy Framework (2012)

- 2.5 The now superseded National Planning Policy Framework 2012 (NPPF 2012) required local authorities to ensure that their strategies for housing, employment and other uses are integrated and that they took full account of relevant market and economic signals (paragraph 158).
- 2.6 In doing so local authorities were instructed to undertake a Strategic Housing Market Assessment (SHMA) to assess their future housing requirements and to work with neighbouring authorities where housing market areas cross administrative

boundaries (paragraph 159). The NPPF 2012 made clear this included the need to take account of requirements for “*people wishing to build their own homes*”.

- 2.7 Having assessed these requirements, paragraph 50 told local authorities to then plan for a mix of housing to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. This was required to take account of current and future demographic and market trends and the needs of different groups in the community, including “*people wishing to build their own homes.*”

The Community Infrastructure Levy (Amendment) Regulations (2014)

- 2.8 The amendments to the Community Infrastructure Levy (CIL) regulations on 24 February 2014 introduced the exemption for Self-Build and Custom Housebuilding at section 54A.

The Community Infrastructure Levy (Amendments) Regulations (2019)

- 2.9 The 2019 amendments to the CIL Regulations continue to support an exemption for Self-Build and Custom Housebuilding.

Planning Practice Guidance

- 2.10 The Self-Build and Custom Housebuilding section of the Planning Practice Guidance (PPG) was first introduced on 1 April 2016 and was last updated on 28 July 2017 to support the implementation of the legislation. The PPG sets out further detail on Self-Build and Custom Housebuilding Registers and requires that local planning authorities use demand data from their registers when preparing their SHMA to understand and consider future need for this type of housing in their area¹.
- 2.11 The PPG makes clear that local Registers of individuals and associations of individuals who are seeking to acquire serviced plots of land in their area to build homes for those individuals to occupy are a key material consideration. It also states that to obtain a robust assessment of demand for this type of housing in their area, local planning authorities should supplement the data from the Registers with secondary data sources when undertaking their SHMAs to understand and consider future need for this type of housing in their area².

¹ Paragraph 011 Reference ID: 57-011-20160401

² Data sources referred as examples are: building plot search websites, ‘Need-a-Plot’ information available from the Self-Build Portal; and enquiries for building plots from local estate agents.

- 2.12 The PPG clarifies³ that local authorities must grant suitable development permissions for enough suitable serviced plots of land to meet the demand for Self-Build and Custom Housebuilding in their area, noting that the level of demand is established by reference to the number of entries added to an authority's Register during a Base Period.
- 2.13 The first Base Period begins on the day on which the Register is established and ends on 30 October 2016 with subsequent Base Periods running from October to October each year. At the end of each Base Period, relevant authorities have three years in which to permission an equivalent number of plots of land, which are suitable for Self-Build and Custom Housebuilding, as there are entries for that Base Period.

The Self-Build and Custom Housebuilding Act (2015)

- 2.14 The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) placed a legal duty on local authorities to keep a Register of individuals and associations of individuals (i.e. groups) who want to acquire serviced plots of land and to have regard to that Register when carrying out its planning, housing, land disposal and regeneration functions
- 2.15 A legal definition of Self-Build and Custom Housebuilding, for the purpose of applying the Act, is contained in Section 1(A1) and (A2) of that Act as:
- “(A1) In this Act ‘Self-Build and Custom housebuilding’ means the building or completions by -*
- (a) Individuals,*
 - (b) Associations of individuals, or*
 - (c) Persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.*
- (A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”*

³ Paragraph 023 Reference ID: 57-023-201760728

The Housing and Planning Act (2016)

- 2.16 The 2016 Housing and Planning Act at Section 10 places a duty (which came into force on 31 October 2016) on local authorities to grant sufficient development permissions to meet the demand for Self-Build and Custom Housebuilding in their area arising in each Base Period within the three years after the end of the Base Period.
- 2.17 There is no duty on authorities to directly provide the serviced plots themselves, but Government guidance advises that they can work in partnership with another landowner - a public body or a private landowner; deliver plots through their planning policies; and, by encouraging and permitting planning applications, either as windfall or as part of a larger site.

The Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations (2016)

- 2.18 The Time for Compliance and Fees Regulations set out at part two that *“the time allowed for an authority to which section 2A of the Act (duty to grant planning permission etc) applies to comply with the duty under subsection (2) of that section in relation to any Base Period is the period of 3 years beginning immediately after the end of that Base Period (d).”*

The Housing White Paper: Fixing Our Broken Housing Market (February 2017)

- 2.19 The White Paper offers strong support for Custom Build housing, with the sector identified as an important driver to help diversify and fix the broken housing market.
- 2.20 The White Paper specifically states that *“the Government wants to support the growth of Custom Build homes”* at paragraph 3.14 and acknowledges that such homes are generally built more quickly and to a higher quality than other homes, and that they tend to use more productive, modern methods of construction. It says that whilst fewer homes are Custom Build in England than many other countries, there is evidence of more demand for them, including from older people.

National Planning Policy Framework (2019)

- 2.21 Paragraph 60 says that in determining the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at Paragraph 61 to say that within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in

policy, including “people wishing to commission or build their own homes” with footnote 26 of the NPPF 2019 detailing that:

“Under Section 1 of the Self-Build and Custom Housebuilding Act 2015, local authorities are required to keep a Register of those seeking to acquire serviced plots in the area for their own Self-Build and Custom Housebuilding. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and Custom Build properties could provide market or affordable housing”

2.22 Annex 2 of the NPPF 2019 defines Self-Build and Custom Housebuilding as:

“Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”

Speech by Former Minister of State for Housing at the RESI Convention (12 September 2019)

2.23 The former Housing Minister, Esther McVey MP, set out that the Government’s *“collective commitment to deliver the homes this country needs has been constant and unwavering”*.

2.24 Ms McVey first discussed the Self-Build and Custom Housebuilding sector when she stated:

“Right to Build, so many places around the world have far more people building their own homes, so we’re going to be there, whether its support for Right to Buy or Right to Build.

And also supporting communities, for Communities to Build.

Because there are so many houses to build – we need to open up all of those opportunities” (emphasis added).

2.25 She went on to add further support to the sector in stating that:

“I just think of the opportunities, enormous opportunities, exciting prospects and I’m talking in design and type.

I’m talking in diversity of homes.

I'm talking in technology of the home.

I'm talking environmentally of the home - carbon zero homes.

I'm taking creativity, in the style of the home, the type of living, reflecting the needs of people, whichever part of the housing ladder, young single people, divorcees, elderly, disabled people, families – all kinds of partnerships.

Each one of these needs a different type of home.

Are we really reflecting those different types of homes and needs?

I speak to young people across the country and they say these homes don't really reflect what we'd like to see. Some want a family home, some want a bigger home, some want what they see as more like a future community - living in an exceptional space, maybe with a shared gym, maybe with a shared space downstairs, and within it an apartment as their own home, these would be much cheaper in price, a smaller apartment that they could own.

Surely between us, looking across what's happening in the world, we can get the homes that different generations want.

And what about the jobs and the careers to build all these homes, we need to think about that. We need to be opening up this house building to SME's, bringing them onboard, bringing it to communities, bringing it to the self-build and bringing in modern methods of construction" (emphasis added).

National Design Guide: Planning practice guidance for beautiful, enduring and successful spaces (September 2019)

- 2.26 Paragraph 18 recognises that younger people's expectations are changing and that this is leading to new lifestyles and models of home ownership, including "*more communal forms of living, such as cohousing*". It identifies that new models of development are also emerging and that "*these include new off-site production methods, the use of digital technologies for production and customisation, and an increase in self and custom-build.*"
- 2.27 In outlining the components for good design, paragraph 30 discusses the importance of materials and construction techniques and explains that "*modern methods of construction are becoming more common, whether in the form of mass production of modular construction, or off-site bespoke construction for self or custom-build.*"

- 2.28 Section two of the Guide sets out the ten characteristics that make up the Government's priorities for well-designed places. Within this, paragraph 118 states that:

“Well-designed larger scale developments include a range of tenures. They also promote a variety of development models, such as community-led development, self and custom-build and build to rent. This supports a diversity of delivery, by small as well as large developers. It also helps to create rich, diverse settlements” (emphasis added).

Conservative Party Election Manifesto (December 2019)

- 2.29 The Conservative Party Manifesto reaffirms the Government's commitment to self-build and custom housebuilding where it sets out at page 31 under the headline of 'places we want to live in' and sub-heading of 'community housing and self-build' that they will *“support community housing by helping people who want to build their own homes find plots of land and access the Help to Buy scheme.”*

Planning for the Future White Paper (August 2020)

- 2.30 In setting out the aims of the White Paper, it states at paragraph 1.12 that:

“We wish to...support innovative developers and housebuilders, including small and medium-sized enterprises (SMEs) and self-builders.”

- 2.31 Reference is also made under the fifth pillar at paragraph 1.20 to supporting the self-build sector through exploring the disposal of publicly owned land. Proposal 1 which relates to simplified land use plans, proposes at paragraph 2.10 that in Growth areas:

“Sub-areas to be created specifically for self and custom-build homes, and community housing developments, to allow a range of housing aspirations to be met and help create diverse and flourishing communities. In the case of self and custom-build homes, local authorities should identify enough land to meet the requirements identified in their self-build and custom housebuilding registers.”

- 2.32 To further encourage the growth of this sector, despite proposing a series of changes to the Infrastructure Levy, the White Paper is clear at paragraph 4.19 that the Government *“will maintain the exemption of self and custom-build development from the Infrastructure Levy.”*

Conclusions on the Evolution of Self-Build and Custom Housebuilding in the National Policy Context

- 2.33 Central Government has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding from as far back as the 2011 Housing Strategy for England and it is clear that there is national demand for this type of housing.
- 2.34 The requirement to deliver Self-Build and Custom Build homes is now enshrined in national policy through both the NPPF 2019 and the PPG.
- 2.35 Local authorities are statutorily required to address this demand through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from their Self-Build Register within their administrative area.

The Development Plan and Related Policies

Section 3

Introduction

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan policies and other material considerations relevant to this application are set out for each Local Authority area below.

The Development Plan

- 3.3 The Development Plan for St Albans City and District Council administrative area comprises the saved policies of the St Albans District Local Plan Review (1994).
- 3.4 Within the Welwyn Hatfield Borough Council administrative area, the development plan comprises the saved policies of the Welwyn Hatfield District Plan (2005).
- 3.5 Other material considerations include:
- The NPPF (2019);
 - The PPG (on going updates);
 - The emerging St Albans City and District Local Plan 2020-2036;
 - The emerging Welwyn Hatfield Borough Council Local Plan 2013-2032; and
 - The emerging Colney Heath Neighbourhood Plan.

St Albans District Local Plan Review (1994)

- 3.6 The St Albans District Local Plan review was adopted in November 1994, covering the period 1981 to 1996. In 2007, a Direction was made saving specified policies of the Plan. The saved policies are therefore the remaining operational policies within the District until replaced by the emerging Local Plan.
- 3.7 None of the policies in the Local Plan Review specifically relate to the provision or delivery of Self-build and Custom Housebuilding.

Welwyn Hatfield District Plan (2005)

- 3.8 The Welwyn Hatfield District Plan was adopted in 2005, covering the period 1991 to 2011. In April 2008, a Direction was made saving specified policies of the Plan. The saved policies are therefore the remaining operational policies within the District until replaced by the emerging Local Plan.
- 3.9 None of the policies in the District Plan specifically relate to the provision or delivery of Self-build and Custom Housebuilding.

Other Material Considerations

Emerging St Albans City and District Local Plan 2020-2036

- 3.10 The emerging St Albans City and District Local Plan was submitted to the Secretary of State in March 2019. Stage 1 hearing sessions held between 21 and 23 January 2020 on legal compliance, the Duty to Cooperate, the spatial strategy and matters relating to the Green Belt.
- 3.11 On 27 January 2020 the Inspectors wrote to the council to raise their serious concerns in terms of legal compliance and soundness and to cancel the subsequent hearing sessions arranged for February 2020. A second letter was sent on 14 April 2020 setting out these concerns in detail.
- 3.12 In respect of addressing paragraph 61 of the NPPF and assessing the size type and tenure of housing needed for different groups, including those wishing to build their own homes, paragraph 91 of the letter states:

‘Although we understand that the Council has commissioned an updated Strategic Housing Market Assessment this has not yet been published. As a result, there is no up to date understanding of how many homes are needed and of what type.’
(emphasis added).

- 3.13 Paragraph 93 concludes that:

‘As set out in our letter of the 27 January 2020 and above, we will not reach an absolute or final position until you have had chance to consider and respond to this letter. However, in light of our serious concerns regarding the DtC, we consider it a very strong likelihood that there will be no other option other than that the Plan is withdrawn from examination or we write a final report recommending its non-adoption because of a failure to meet the DtC.’ (emphasis added).

- 3.14 The council responded to the Inspector's letter on 2 July 2020, outlining its reasons for the Inspectors to conclude that the main modification on the strategic rail freight interchange and, the Duty to Co-operate had been satisfied and that there were no other legal reasons for recommending that the plan is withdrawn at this stage.
- 3.15 At the time of writing the Inspectors had not yet responded to the council's letter and as such the emerging Local Plan should be afforded no weight in the determination of this application.

Emerging Welwyn Hatfield Borough Council Local Plan 2013-2032

- 3.16 The emerging Welwyn Hatfield Borough Council Local Plan was submitted to the Secretary of State in May 2017. Examination hearings commenced in January 2018 however due to the COVID-19 (Coronavirus) pandemic all remaining stage 8 hearing sessions were postponed.
- 3.17 The postponed Stage 8 hearing sessions scheduled for May 2020 re-commenced in July 2020 and will continue to be held throughout August 2020.
- 3.18 Emerging policy SP 7 is concerned with type and housing mix and highlights just four allocations which should make provision for serviced plots. The policy does not set a percentage target instead stating that provision should contribute towards meeting the evidenced demand for self-build and custom housebuilding in the borough.
- 3.19 The policy continues that:

'Serviced plots of land for Self-build and Custom Housebuilding will also be supported on other allocated sites or permitted windfall sites where overall, this would not result in an over-provision of this type of housebuilding when compared to the Council's supply/demand evidence.'

- 3.20 Paragraph 9.22 goes on to note that:

'The Council has a Self-Build and Custom Housebuilding Register which commenced on 1 April 2016 and as such it is too soon to draw conclusions on the evidenced demand for serviced plots in Welwyn Hatfield over the plan period. However, it is already apparent from the limited number of applicants who have registered their interest that the demand for plots is often directed at multiple search locations and not solely for plots of land within Welwyn Hatfield. The demand for serviced plots will be monitored to inform the implementation of this policy at Strategic Development Sites and on other allocated or windfall sites.'

Emerging Colney Heath Neighbourhood Plan

- 3.21 The Colney Heath Neighbour Hood Plan area was designated on 27 February 2014 by the council’s cabinet. There has been no progress since then and the neighbourhood planning process for the area appears to have stalled.

National Planning Policy Framework (2019)

- 3.22 Paragraph 59 of the NPPF is clear that in order to support the Governments objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, and that the needs of groups with specific housing requirements are addressed.
- 3.23 It goes on at paragraph 60 to make clear that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment with paragraph 61 explaining that:

“Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to...people wishing to commission or build their own homes).”

- 3.24 Paragraph 64 sets out that:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership⁴, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- (a) Provides solely for Build to Rent homes;*
- (b) Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- (c) Is proposed to be developed by people who wish to build or commission their own homes; or*
- (d) Is exclusively for affordable housing, an entry-level exception site or a rural exception site.”*

⁴ As part of the overall affordable housing contribution from the site

3.25 At paragraph 122 of the NPPF it states that *“planning policies and decisions should support development that makes efficient use of land, taking into account...the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.”*

3.26 Annex 2 of the NPPF defines Self-Build and Custom Housebuilding as:

“Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in Section 1 (A1) and (A2) of that Act.”

Planning Practice Guidance (Ongoing Updates)

3.27 The Self-Build and Custom Housebuilding Section of the PPG was first published on 1 April 2016 and last updated on 28 July 2017.

3.28 The PPG sets out⁵ that *“in considering whether a home is a Self-Build or Custom Build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.”*

3.29 It provides guidance⁶ on the relationship between the Self-Build Register and the Strategic Housing Market Assessment and states that *“local planning authorities should use the demand data from their registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance), when preparing their Strategic Housing Market Assessment to understand and consider future need for this type of housing in their area.”*

3.30 In considering how authorities should publicise their Self-Build Register, it explains that as a minimum, authorities are recommended to hold a webpage on their website dedicated to Self-Build and Custom Housebuilding. But also states that *“relevant authorities are also recommended to consider additional innovative methods of publicising their register to increase awareness of it.”*

3.31 Furthermore, it details that⁷ *“authorities are encouraged to publish, in their Authority Monitoring Report, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources. This can support*

⁵ Paragraph 016 Reference ID 57-016-20170728

⁶ Paragraph 011 Reference ID 57-011-20160401

⁷ Paragraph 012 Reference ID 57-012-201707208

development opportunities for self-build and custom housebuilding by increasing awareness among landowners, builders and developers of the level and nature of demand for self-build and custom housebuilding in the local area.”

3.32 The PPG explains⁸ that:

“Relevant authorities must give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority’s register during a base period.

The first base period begins on the day on which the register (which meets the requirement of the 2015 Act) is established and ends on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year.

At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.”

3.33 It defines⁹ a serviced plot of land as:

“A plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land.

Access to a public highway can include sections of private or unadopted road, it does not mean that the plot has to be immediately adjacent to the public highway just that there is the guaranteed right of access to the public highway.

Connections for electricity, water and waste water means that the services must either be provided to the boundary of the plot so that connections can be made as appropriate during construction or adequate alternative arrangements must be possible such as the use of a cesspit rather than mains drainage.

For example, a plot of land alongside an existing public highway that is an infill between existing dwellings would count as being serviced. There is no expectation

⁸ Paragraph 023 Reference ID 578-023-201760728

⁹ Paragraph 026 Reference ID 57-026-201760728

that services must be physically connected to the plot at the time of granting planning permission.”

Conclusions on the Development Plan and Related Policies

- 3.34 At present there are no policies relevant to the provision or delivery of Self-build and Custom Housebuilding in the adopted development plans for either authority.
- 3.35 Whilst the emerging Welwyn Hatfield Borough Council Local Plan 2013-2032 acknowledges that government guidance seeks provision to be made for people who wish to build or commission their own home, it is unclear however as to what level of provision could be anticipated over the Plan period, what the expected demand for plots over the Plan period would be, nor indeed when such provision may be delivered.
- 3.36 On a national basis there is a clear desire by central Government to boost significantly the supply of Self-Build and Custom Housebuilding through both the NPPF (2019) and the PPG, and more recently the National Design Guide and Conservative Party Manifesto for the December 2019 Election and the Planning for the Future White Paper (2020).

Self-Build and Custom Housebuilding Demand and Delivery

Section 4

- 4.1 This section of the statement reviews the most recently produced Strategic Housing Market Assessment (SHMA) for each authority to determine self-build and custom housebuilding needs. It then identifies past delivery and goes on to compare the identified needs against the delivery performance of each authority.

Self-build and Custom Housebuilding Demand Evidence Base for St Albans

- 4.2 The most recently produced SHMA for the St Albans City and District Council administrative area is the South West Hertfordshire SHMA (2016).
- 4.3 As previously highlighted at paragraph 3.13 of this statement, the Inspector to the emerging St Albans Local plan considered this SHMA to be dated, concluding that there was not an up to date assessment of housing need for the authority.
- 4.4 In the absence of an up to date assessment, the 2016 SHMA is the most recent assessment of housing need for the district and is therefore utilised in this Statement in the context of St Albans.

South West Hertfordshire Strategic Housing Market Assessment (2016)

- 4.5 The evidence base to the emerging Plan includes the January 2016 South West Hertfordshire Strategic Housing Market Assessment which was jointly commissioned by Hertsmere, Dacorum, Three Rivers and Watford Council to assess future development needs for housing across the housing market area (HMA).
- 4.6 The SHMA considers housing needs arising from 2013 to 2036 to inform local plans and considers the types of housing and the housing needs of different groups within local communities.
- 4.7 Section 9 considers the housing needs of particular groups and includes a section on Self-Build. At paragraph 9.85 it acknowledges that the 2010 Housing Strategy for England identified barriers to self-build development including a lack of land. It expands upon this at paragraph 9.86 in recognising that the Government aspires to make self-build a 'mainstream housing option'.

- 4.8 The section explains at paragraph 9.87 that although local authorities are now required to establish and maintain a Register of those interested in building or commissioning their own home, *“where they have been established [they] do not yet provide comprehensive information on demand”*.
- 4.9 The SHMA considers at paragraph 9.88 that *“quantitative information regarding levels of demand for self-build is thus hard to come by, and there is currently no real centrally held source of demand data”*. It refers to availability of plot data on the Buildstore website which in November 2015 indicated there were 19 sites available across the HMA providing 31 plots, none of which were in St Albans.
- 4.10 It surmises at paragraph 9.89 that key issues are associated with skills and risk and whilst there may be notable interest, there is in some circumstances a significant financial outlay, risk and time-cost associated with self-build. In setting out the key findings, at page 175 in respect of self-build, it considers this *“a small sector within the housing market, but one which has the potential to grow”* and finds that *“there is potential for plots to be set aside for custom-build development as part of larger developments schemes”*.
- 4.11 The SHMA provides no assessment of likely future demand for self-build within St Albans nor any other part of the HMA.

Self-build and Custom Housebuilding Demand Evidence Base for Welwyn Hatfield

- 4.12 Within the Welwyn Hatfield Borough Council administrative area, the most recently produced SHMA is the Welwyn Hatfield SHMA Update (2017). It is important to highlight this assessment of need has not yet been tested at Examination in Public and should therefore be treated with caution.

Welwyn Hatfield Strategic Housing Market Assessment Update (2017)

- 4.13 The SHMA Update was published in May 2017 and covers the period 2015 to 2032. The 2017 Update SHMA comprises the third update to the original SHMA for Welwyn Hatfield produced in 2014. Each previous update considered newly released datasets and evidence influencing the OAN.
- 4.14 The 2017 update takes account of latest available datasets and guidance for assessing housing need in Welwyn Hatfield, as published in April 2017. The report also takes consideration of responses received during consultation on the pre-

submission version of the Draft Local Plan where these related to the evidence base on housing needs.

- 4.15 The SHMA Update does not make a single reference to Self-build and Custom Housebuilding and therefore provides no assessment of likely future demand for self-build in Welwyn Hatfield.

Demand for Self-Build and Custom Housebuilding Plots in St Albans and Welwyn Hatfield

- 4.16 The Self-Build and Custom Housebuilding Act 2015 requires Councils to keep a Register of households who wish to Self-Build or Custom Build in their administrative area.
- 4.17 From 31 October 2016 amendments to the regulations¹⁰ placed further duties on local authorities requiring them to grant sufficient development permissions for serviced plots of land to meet the demand arising from their Self-Build Register.
- 4.18 At 14 August 2020 there were a total of 498 individuals and one association of four individuals on the St Albans City and District Council Self-Build Register. Figure 4.1 illustrates how this breaks down across the five Base Periods to date.

Figure 4.1: St Albans Self-Build Register

Base Period	No. of Individuals	No. of Associations of Individuals	Date by which demand must be met under the Statutory Duty
1 (1 April 2016 to 30 October 2016)	108	0	30 October 2019
2 (31 October 2016 to 30 October 2017)	140	1	30 October 2020
3 (31 October 2017 to 30 October 2018)	104	0	30 October 2021
4 (31 October 2018 to 30 October 2019)	87	0	30 October 2022
5 (31 October 2019 to 30 October 2020)	59 (to date)	0	30 October 2023
Totals	498	1	-

Source: FOI Response 14 August 2020

¹⁰ Through the Housing and Planning Act (2016)

4.19 At 19 August 2020 there were a total of 56 individuals and no associations of individuals on the Welwyn Hatfield Borough Council Self-Build Register. Figure 4.2 illustrates how this breaks down across the five base periods to date.

Figure 4.2: Welwyn Hatfield Self-Build Register

Base Period	No. of Individuals	No. of Associations of Individuals	Date by which demand must be met under the Statutory Duty
1 (1 April 2016 to 30 October 2016)	5	0	30 October 2019
2 (31 October 2016 to 30 October 2017)	7	0	30 October 2020
3 (31 October 2017 to 30 October 2018)	10	0	30 October 2021
4 (31 October 2018 to 30 October 2019)	18	0	30 October 2022
5 (31 October 2019 to 30 October 2020)	16	0	30 October 2023
Totals	56	0	-

Source: FOI Response 19 August 2020

- 4.20 Cumulatively across the two authorities, there is a combined total of 555 entries on their self-build registers. The entries in Base Periods 1 and 2 are of particular relevance to this application given the statutory duty that the Self-Build and Custom housebuilding Act (as amended) places upon local authorities to meet demand arising within a Base Period within three years of the end of that Base Period. The two authorities performance against this is examined in more detail later in this section.
- 4.21 Although a Council's Self-Build Register is an important tool to help gauge local demand and inform how many permissioned serviced plots need to be made available on a rolling basis each year by the Council, it cannot predict longer term demand for plots.
- 4.22 Current practice has shown that local Self-Build Registers only provide a short-term supply-led picture because they rely upon people knowing about the Self-Build Register and then Registering their interest. It is considered that the numbers on the Self-Build Register can therefore be a significant under-representation of latent demand.

- 4.23 The PPG¹¹ states that local planning authorities should use the demand data from the Self-Build Register, supported by additional data from secondary sources, including the SHMA, to understand and consider future need for this type of housing in their administrative area. In doing so it directs users to the 'Housing and Economic Development Needs Assessment' section of the PPG which then redirects the user to the 'Housing Needs of Different Groups' section of the PPG.
- 4.24 Under the heading of 'How can Self-Build and Custom Housebuilding needs be assessed', the 'Housing Needs of Different Groups' section of the PPG is clear¹² that:
- "To obtain a robust assessment of demand for this type of housing in their area, local planning authorities should assess and review the data held on registers. This assessment can be supplemented with the use of existing secondary data sources such as building plot search websites, 'Need-a-Plot' information available from the Self Build Portal and enquiries for building plots from local estate agents"*
- 4.25 The industry leading building plot search website is Plot-Search¹³, operated by Buildstore. Information received from Buildstore shows that¹⁴ within St Albans administrative area there are 314 registrants on their Custom Build Register who are wishing to create their own homes within the City and District and 984 Plot-Search subscribers, who are searching for a plot to purchase within that location to either build a home or commission one to be built for them.
- 4.26 In Welwyn Hatfield, the Buildstore data shows that there are 196 registrants on their Custom Build Register who are wishing to create their own homes within the City and District and 587 Plot-Search subscribers, who are searching for a plot to purchase within that location to either build a home or commission one to be built for them.
- 4.27 Whilst there is likely to be some people who are registered on more than one of the plot search facilities and who may also be on the Council's Self-Build Register, the figures on both the Council's Self-Build Register's and those on the Buildstore Plot-Search platform indicate that there is a substantial level of demand within St Albans and Welwyn Hatfield.
- 4.28 In addition, other data sources indicate that the actual demand for Self-Build and Custom Housebuilding development plots is higher than indicated by both Council's Self-Build Register including Ipsos Mori statistics and ONS population estimates.

¹¹ Self-Build and Custom Housebuilding section, Paragraph 011 Reference ID 57-011-20160401

¹² Housing Needs of Different Groups section, Paragraph 003 Reference ID 67-003-20190722

¹³ <https://www.Buildstore.co.uk/findingland/>

¹⁴ At 13 August 2020

- 4.29 The Ipsos Mori statistics commissioned by NaCSBA have consistently shown¹⁵ that 1 in 50 of the adult population want to purchase a Self-Build or Custom Build home over the next 12 months.
- 4.30 When taking into account St Albans adult population (115,181¹⁶ based on ONS data) and Welwyn Hatfield's adult population (99,879¹⁷ based on ONS data) it is estimated that as many as 2,304 people in St Albans and 1,998 people in Welwyn Hatfield may be interested in building their own home in the foreseeable future. Cumulatively across the two authorities, this total 4,301 people.
- 4.31 However, this level of demand cannot currently be verified given the absence of a full demand assessment. This is because neither the South West Hertfordshire SHMA (2016), the Welwyn Hatfield Strategic Housing Market Assessment Update (2017), nor any other local assessment has attempted to make a robust estimate of Self-Build and Custom Housebuilding demand within either authority.
- 4.32 True demand for Self-Build and Custom Housebuilding across the authorities can therefore be expected to lie between the 554 individuals and 1 association of individuals currently registered on both Council's Self-Build Register's and could be as high as 4,301 people when using national data¹⁸ as a proxy.
- 4.33 It is relevant to note that a national survey in 2016¹⁹ revealed that 8 out of 10 people are unaware that Councils keep a Register of people interested in buying a development plot in the local area for a Self-Build and Custom Housebuilding project.
- 4.34 In light of which I would consider the combined figure of 554 individuals and 1 association of individuals on the Councils Self-Build Register's to be a minimum and that latent demand is actually likely to be much higher than currently recorded on either Self-Build Register.

Past Delivery of Self-Build and Custom Housebuilding Plots

- 4.35 The Self-Build and Custom Housebuilding Act (as amended) and the PPG require the Council to grant sufficient suitable development permissions for plots to meet the demand for Self-Build and Custom Housebuilding in their administrative area, noting that the level of demand is established by reference to the number of entries added to an authority's Self-Build Register during a Base Period.

¹⁵ 2013, 2014, 2015 and 2016 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile

¹⁶ ONS population estimates by local authority based by single year of age [extracted from NOMIS 12 August 2020]

¹⁷ ONS population estimates by local authority based by single year of age [extracted from NOMIS 12 August 2020]

¹⁸ Based on ONS population estimates by local authority based by single year of age [extracted from NOMIS 12 August 2020]

¹⁹ Ipsos Mori polls commissioned by NaCSBA between 2014 to 2016

- 4.36 Local Authorities were required to hold a Self-Build Register from 1 April 2016. The first Base Period begins on the day on which the Self-Build Register is established and ends on 30 October, with subsequent Base Periods running from 31 October one year to 30 October the next year.
- 4.37 At the end of each Base Period, relevant authorities have three years in which to permission an equivalent number of plots of land, which are suitable for Self-Build and Custom Housebuilding and meet the definitions set out in the Act, as there are entries for that Base Period.

Past delivery in St Albans City and District Council

- 4.38 The Self-Build and Custom Housebuilding Act (as amended) and its supporting regulations place a statutory duty upon local authorities to address demand arising within each base period within three years of the end of each base period.
- 4.39 The Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) are clear that:
- “The time allowed for an authority to which section 2A of the Act (duty to grant planning permission etc) applies to comply with the duty under subsection (2) of that section in relation to any base period is the 3 years beginning immediately after the end of that base period”*
- 4.40 What this means in practice is that suitable development permissions granted for Self-Build and Custom Housebuilding to address demand from Base Period 1 should only be counted towards meeting that demand where they were granted after the end of Base Period 1 on 30 October 2016.
- 4.41 Within St Albans a total of 108 individuals joined the Register in Base Period 1, meaning that the Council had until 30 October 2019 to issue 108 suitable development consents to match the level of demand that had arisen in the first Base Period
- 4.42 The Freedom of Information data received from the Council (**Appendix 1**) set out a total of 81 consents that St Albans were counting towards meeting the statutory duty.
- 4.43 Notwithstanding the fact that the Councils figures would result in a shortfall of 27 consents and mean that by St Albans own admission they have failed to meet the statutory duty for Base Period 1, analysis of these consents (**Appendix 3**) illustrates that only 43 of the consents comply with the regulatory requirements of the Time for Compliance and Fees Regulations. The remainder were all granted prior to the end of

Base Period 1 and cannot therefore be counted in respect of performance towards the statutory duty.

- 4.44 The result of this is that the shortfall in delivery against the statutory duty to address demand arising from Base Period 1 actually stands at 65, and notably this is before one even begins to consider the fact that the Council need to issue 141 suitable development consents by 30 October this year or else will fail to meet the statutory duty for the second year running.

Past delivery in Welwyn Hatfield Borough Council

- 4.45 Within Welwyn Hatfield a total of five individuals joined the Register in Base Period 1, meaning that the Council had until 30 October 2019 to issue five suitable development consents to match demand arising from Base Period 1.
- 4.46 The Freedom of Information data received from the Council (**Appendix 2**) set out that at 30 October 2019 the Council had failed to meet its statutory duty but that as of 13 February 2020 planning permission was granted for land to the North East of Welwyn Garden City²⁰ which includes provision for six serviced plots and as such the backlog for Base Period 1 had been addressed.
- 4.47 Consideration must then of course turn to Base Period 2 for which there were seven entries meaning that the Council must consent seven suitable development consents by 30 October this year or fail to meet their statutory duty once again. As one of the plots from the recent consent at land to the North East of Welwyn Garden City was an overprovision against Base Period 1 demand it can therefore be deducted from Base Period 2 demand which means that the Council has until 30 October this year to consent a further 6 suitable development consents.

Future Delivery of Self-Build and Custom Housebuilding Plots

- 4.48 The adopted development plans are silent on the provision of self-build and custom housebuilding and the emerging Plan's give little indication of the future direction of travel of policy to address this.
- 4.49 In St Albans the Council appears to place reliance upon single dwelling applications as a means to address its statutory duty, a strategy that has thus far fallen short by a considerable margin.

²⁰ 6/2018/0873/Outline

- 4.50 In Welwyn Hatfield the Council appears to be placing reliance upon larger sites making small contribution towards serviced plot delivery, a strategy that has thus far resulted in just 6 plots being consented since 31 October 2016.
- 4.51 What is clear is that both authorities require sites such as the application site to help address demand for serviced plots and to assist with meeting their statutory duty,

Conclusions on Self-Build and Custom Housebuilding Demand

- 4.52 The approach to meeting Self-Build and Custom Housebuilding demand in both St Albans and Welwyn Hatfield appears incoherent and disjointed. The Council's SHMA's have both failed to quantify demand for the delivery of Self-Build and Custom Housebuilding despite forming part of the evidence base to the emerging Local Plan's.
- 4.53 The emerging Welwyn Hatfield Borough Council Local Plan gives little guidance on the likely format of any future policy to address demand for self-build and custom build homes, despite having been prepared in the context of the PPG and the NPPF and at a time when central Government have been clear of their objective to boost significantly Self-Build and Custom Housebuilding delivery.
- 4.54 Despite there being 498 individuals and one association of individuals on the St Albans City and District Council Self-Build Register and a total of 56 individuals and no associations of individuals on the Welwyn Hatfield Borough Council Self-Build Register, the Council's appear to be failing to carry out their statutory duty to meet demand on its Self-Build Register.
- 4.55 Secondary data sources indicate that the level of demand within both local authority administrative areas far exceeds the level of demand identified by the Council's Self-Build Registers.
- 4.56 What is abundantly clear is that both Council's need to take urgent action now to address identified demand on their Self-Build Register's. The lack of adopted policy positions does not negate their statutory duty to meet the demand on their Self-Build Registers in line with the requirements of the Self Build and Custom Housebuilding Act (as amended).

Demand is far outstripping supply and in the absence of any clear strategy from either Council to remedy this the provision of up to 10 serviced plots through the application proposals are essential to help to address the residual requirement to meet demand arising from Base Period 2 in Welwyn Hatfield by 30 October 2020 and to help to address the substantial shortfall in St Albans in respect of meeting demand arising from Base Period 1.

Weight to be Attributed to the Provision of Self-Build and Custom Housebuilding Plots

Section 5

Introduction

- 5.1 The Government attaches weight to achieving the objective of significantly boosting the supply of homes. The NPPF 2019 is clear at paragraph 59 that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward and that the needs of groups with specific housing requirements are addressed.
- 5.2 Paragraph 60 sets out that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at paragraph 61 to detail that the type of housing needed for different groups in the community should be assessed and reflected in planning policy, including for people who wish to commission or build their own homes.
- 5.3 The Councils have made no attempt in the South West Hertfordshire SHMA (2016), the Welwyn Hatfield Strategic Housing Market Assessment Update (2017), nor indeed in any other local assessment to undertake a robust assessment of Self-Build and Custom Housebuilding demand within their respective administrative areas.
- 5.4 In the absence of any adopted specific policy target's, specific monitoring indicator's or mechanisms to address any shortfall in delivery of Self-Build and Custom Build homes, it is unclear how the Council's intend to address ongoing demand without sites such as the application site.

The Weight to be Afforded to the Proposed Self-Build and Custom Housebuilding Plots

- 5.5 The importance of Self-Build and Custom Housebuilding as a material consideration has been reflected in a number of recent Secretary of State and appeal decisions. Of particular interest is the amount of weight which has been afforded to the provision of Self-Build and Custom Housebuilding plots relative to other material considerations.

- 5.6 Brief summaries are outlined below, and the full decisions are appended to my evidence.

Secretary of State Decision: Land off Driffield Road, Allaston Road and Court Road, Lydney, Forest of Dean (7 November 2017)

- 5.7 The Secretary of State and Inspector set out at paragraph 6.65 of the Inspectors report that:

“The underlying justification for the appeal proposal is that it would represent an entirely different proposition to that provided at land East of Lydney. Development would be in the hands of local builders rather than national or regional firms; Self-Build provision would be made”

- 5.8 The Inspector continued at paragraph 6.72 to detail that

“In terms of Self-Build, it may be true that funds through lending institutions might be more difficult and more expensive to acquire for a tailored as opposed to a conventional mortgage. However, as a factor of Self-Build, it has to be set against the savings which a Self-Builder would expect to achieve in overall construction costs. Self-Build represents a small component of overall housebuilding activity and whilst financial barriers exist it still remains within the capabilities of some who would prefer to pursue their own project. There is nothing to suggest, despite the absence of Government backed funding, that Self-Build on the appeal site would be unachievable” (emphasis added).

- 5.9 At paragraph 169 of the Inspectors conclusions, in setting out the benefits of the proposals he stated that:

“The proposals would not undermine the provisions of CS Policy CSP.12 and would add to the mix and choice of housing within the town, including the provision of a sizeable number of Self-Build plots in an area where there is a demand for such housing. This would be consistent with the Government’s efforts to stimulate this sector of the house building industry” (emphasis added).

Appeal Decision: Land east of Park Lane, Coalpit Heath, South Gloucestershire (6 September 2018)

- 5.10 The Inspector found at paragraph 61 of his report that:

“There are three different components of the housing that would be delivered: market housing, affordable housing (AH) and Custom-Build housing (CBH). They are all

important and substantial weight should be attached to each component” (emphasis added).

5.11 Furthermore, the Inspector was clear in his decision that:

“The fact that the much needed AH and CBH are elements that are no more than required by policy is irrelevant – they would still comprise significant social benefits that merit substantial weight” (emphasis added).

Appeal Decision: The Meadows, Bromsberrow Heath, Ledbury, Forest of Dean (17 April 2019)

5.12 At paragraph 27 of the Inspectors report, they set out that:

“Another relevant factor is that the proposed homes would be custom or self-built, as secured by the submitted UU, approved by the Council. The Government is actively seeking to increase the supply of such housing as evidenced by recent legislation, paragraph 61 of the Framework and the Planning Practice Guidance. Together they require local planning authorities (LPAs) to establish a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. LPAs are also required to grant planning permissions equivalent to the level of demand established by reference to the number of entries added to the register during a Base Period, which now run from 31 October to 30 October each year. At the end of each Base Period, LPAs have 3 years in which to give permission on an equivalent number of plots.”

5.13 The Inspector went on at paragraph 29 to explain that the Council’s position was that:

“whilst it could be put forward that there is an unmet demand for self-build housing taking matters into the round the Council has a current need for 73 up until the 30 October 2022 of which 43 [sic 42] have been granted planning permission. This leaves 30 [sic 31] to be delivered over the next 3 years. The Council has already delivered in excess of this figure within a similar time period...”

5.14 However, the Inspector found that *“whilst the Council might wish to consider matters in that way, the 3-year period runs from the end of each Base Period. According to the information contained in the Council’s table, 63 permissions are required by 30 October 2020, of which 42 have been given. Even accepting that disputed figure, it would still mean that a further 21 need to be granted by 30 October 2020, with 10 more by 30 October 2021 and not, as suggested in paragraph 5.11 of the Council’s appeal statement, by 30 October 2022.”*

- 5.15 At paragraph 31 they noted that *“of the 42 plots which the Council says it has granted permission for, it is relevant that 41 of them appear to have been granted via the appeal process. Therefore, and given the lack of any clear policy within the development plan regarding such housing or evidence of local initiatives to promote it, I do not share the Council’s apparent confidence that the requirement would be met. In any case, what is clear and relevant is that up to 5 custom or self-build houses would contribute towards meeting the requirement for such housing in the area.”*
- 5.16 In drawing their conclusions, the Inspector detailed that the Framework is an important material consideration in all planning decisions and offers support *“to meeting the housing needs of different groups, including people wishing to build their own homes. Those factors weigh in favour of the proposal.”*

Appeal Decision: Land off Hepworth Road, Woodville (25 June 2019)

- 5.17 The Inspector set out at paragraph 22 of his report that *“the Council confirms that as at April 2019, there are 54 individuals on the Council’s Self-Build and Custom Housebuilding Register and that as of April 2019, it has permitted 4 plots in the period since 31 October 2016. Since 31 October 2016 the Council has permitted an additional 133 single plot dwellings which have been distributed across the District. However, the Council has not provided any information to suggest that there are provisions in place to ensure that any of the 133 single dwelling permissions would be developed in a manner that accords with the legal definition of self-build and custom housebuilding in the Self-Build and Custom Housebuilding Act 2015 (as amended).”*

- 5.18 He went on at paragraph 23 to consider that:

“To my mind this raises considerable doubts as to whether any of the single dwelling permissions would count towards the number of planning permissions the Council has granted for serviced plots and thus whether these consents would actually contribute towards the delivery of self-build and custom housebuilding in the District. Importantly, the S.106 Agreement submitted with the appeal proposal contains provisions to ensure that the proposed dwellings on the appeal site would meet the definition of self-build and custom housebuilding. There is no evidence before me of a similar mechanism which would secure the delivery of self-build and custom housebuilding on the plots referred to in Appendix 3 of the Council’s Statement. I consider it would be unreasonable to include any of the single dwelling permissions

within the calculation of self-build and custom housebuilding permissions granted in the District.”

- 5.19 Paragraph 24 explained that *“the Council refers to the Buildstore.co.uk website which was, at March 2019, advertising 9 self-build plots sites as being available within the District and that all of these have been granted planning permission since 31 October 2016. However, one of these (17/01860/FUL) is also listed in Figure 4 of the Council’s Statement of Case as an approved self-build site. From the evidence that is before me none of the 8 remaining sites is subject to a planning condition or a planning obligation requiring a self-build or custom-build house to be built on the site that accords with the statutory definition.”*
- 5.20 He went on at paragraph 25 to find that *“it is only the 4 plots listed in Figure 4 of the Council’s Statement of Case that appear to comply with the definition of self-build and custom housebuilding in the Self-Build and Custom Housebuilding 2015 (as amended). It follows that the Council has not yet granted planning permission for enough serviced plots to meet the demand arising for Base Period 1 let alone any of the subsequent Base Periods (2, 3 and 4). Although the Council maintains it is already making progress towards granting planning permission for enough serviced plots to meet the demand arising in Base Period 1, the Council has provided no information to suggest that there are any applications pending determination for serviced plots in the District at present.”*
- 5.21 Addressing the statutory requirement to meet demand arising from Base Period 1, the Inspector reported that *“the deadline for granting planning permission for enough serviced plots to meet the demand arising for Base Period 1 is 30 October 2019. As such there remains a residual requirement to grant consent for at least 5 serviced plots by 30 October 2019. Consequently, the ability of the appeal proposal to address the unmet demand for serviced plots that arose in Base Period 1, Base Period 2 and part of Base Period 3, in a comprehensively planned manner, is a material consideration that weighs strongly in favour of the appeal proposal. The appeal proposal would meet the majority of the current demand by delivering 30 serviced self-build or custom-build plots and this would accord with advice in paragraphs 59 and 61 of the NPPF and other Government guidance.”*
- 5.22 He accepted at paragraph 27 that *“the NPPG on Self-Build and Custom Housebuilding states that relevant authorities could include policies in their local plans for self and custom housebuilding, but this is not a requirement. It also states that relevant authorities could seek to meet demand by engaging with landowners*

who own sites that are suitable for housing. The only requirement is that the Council has a duty to grant planning permission for enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area.”

- 5.23 Paragraph 28 is clear that *“the Council is required by the provisions in Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended) to grant planning permission for enough serviced plots of land to meet the demand for self-build and custom housebuilding in the District which arises in each Base Period. I consider the appeal proposal is necessary to enable the Council to meet its statutory obligations with respect to the duty under Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended), given that there appears to be an inadequate supply of serviced plots coming forward for development in the District.”*
- 5.24 In weighing matters in the planning balance, at paragraph 47 he concluded that *“I attach substantial weight in terms of the economic benefits that would arise from the provision of 30 dwellings in Woodville. The new residents that would live in these homes are likely to use and support local services, local facilities and local businesses. Therefore, the proposal is likely to make a positive contribution to the local economy. The development of each property should create opportunities for local builders, tradesmen and builder’s merchants. This has the potential to create local employment and training opportunities” (emphasis added).*
- 5.25 Furthermore, paragraph 48 found that
- “In terms of the social benefits, the proposal would be able to meet most of the current demand for self and custom-build plots in the District. The appeal proposal does not represent unnecessary development because it would greatly assist NWLDC to meet its statutory obligations with respect to providing serviced plots for self-build and custom-build housing. This would ensure that the proposed development plays a major role in meeting an evidenced housing need in North West Leicestershire. Moreover, the mix of housing types that come forward on the site would respond to the needs of local residents in accordance with Policy H6 of the LP and paragraph 59 of the NPPF. The overall layout of the site has been designed to ensure that a high standard of amenity can be provided for existing and future residents in line with Policy D2 and paragraph 127f of the NPPF. This comprises a substantial social benefit” (emphasis added).*

Appeal Decision: Green End/Heath Road, Gamlingay, South Cambridgeshire District (23 September 2019)

5.26 The Inspector highlighted at paragraph 9 that:

“The LPA is a Right to Build Vanguard Authority with a statutory duty under Section 2A of the Self-Build and Custom Housebuilding Act 2015 (as amended), (the Act), to ‘give suitable development permission in respect of enough serviced plots of land to meet the demand for Self-Build and Custom Housebuilding in the authority’s area’.

5.27 The Inspector held at paragraph 10 of his report that:

“The appellant has put forward evidence relating to a shortfall in the delivery of Self-Build housing, which is uncontested by the LPA. This shortfall is significant. The Parish Council confirm there is demand within the village for this type of development. I therefore give significant weight to this factor” (emphasis added).

5.28 At paragraph 13 the Inspector went on to note that:

“The appellant has submitted a unilateral undertaking, which would limit the appeal development to Self-Build housing. On this basis and for the reasons outlined above, in this instance there are considerations that weigh heavily in favour of the development that would justify departing from the Development Plan” (emphasis added).

Secretary of State Decision: Land off Darnhall School Lane, Winsford, Cheshire (4 November 2019)

5.29 Whilst I acknowledge that despite the Inspectors recommendation to approve the appeal, the Secretary of State dismissed it, it is of relevance to consider the weight attributed to self-build by both the Inspector and the Secretary of State.

5.30 At paragraph 412 of the Inspectors report, they stated that:

“The self-build plots would help meet the governments objective expressed in the Housing White Paper and now included in the revised Framework, to support the growth of self and custom build homes. Whilst maintaining a register of those seeking to acquire serviced plots under Section 1 of the Self-Build and Custom Housebuilding Act 2015, to date there are no specific development permissions in CW&C to meet the identified demand. As identified through the Council’s self-build register that amounts to 309 households. In Xx the Council confirmed that it did not know how many self-build plots it had granted planning permissions for during the plan period.

The extent to which the Council has supplemented this data with secondary information, as recommended by the Framework, was also not clear but despite Build Store's database identifying 443 registrants within ten miles of the appeal site, the Council maintained that there is no demand at all in Winsford for such housing on a large scale."

5.31 He went on at paragraph 413 to explain that:

"I do not share the Council's pessimism about the need for self and custom build housing at Winsford. Its stance is largely based on conjecture rather than hard evidence and I also note that despite government advice, emerging Policy DM20 of the CW&CLP P2 sets no targets for self and custom-build housing nor allocates any specific sites. The twenty-six plots on adjacent Peacock Avenue, which were developed in such a way some years ago, suggests that such a development can be achieved at Winsford in the right circumstances."

5.32 At paragraph 414 the Inspector found that:

"The self-build element would carry some social benefits in helping to respond to the needs of a particular group, identified by the SHMA and the Government, who wish to build their own homes...I consider that the self-build element of the scheme should attract substantial weight" (emphasis added).

5.33 The Secretary of State agreed with the Inspector at paragraph 28 of their decision letter where they stated that:

"The social benefits of the provision of the self-build element of the scheme should attract substantial weight" (emphasis added).

Appeal Decision: Land West of Parsonage Road, Takeley (31 January 2020)

5.34 The Inspector found at paragraph 46 of her report that:

"Identified demand for self-build plots has been demonstrated. The provision of 12 plots, being some 10% of the overall number, would help to meet that demand and the requirements of the Self-build Act and accord with paragraph 64 of the Framework. A mechanism to ensure that such development would meet the definition of self-build and custom-build housing is necessary and the provisions do that" (emphasis added).

5.35 In undertaking the planning balance, the Inspector explained at paragraph 55 that:

“In light of the acute need for housing, including affordable housing demonstrated, and the unmet demand for self-build plots, these are benefits of the proposal, which together, weigh very heavily in its favour. This would be the case even if the appeal development did not come forward in the five-year period and taking into account the recent uplift in housing delivery” (emphasis added).

Appeal Decision: Corner Mead, Newland Lane, Droitwich Spa (13 July 2020)

5.36 The Inspector found at paragraph 31 that *“the Council has not satisfactorily demonstrated that it has granted enough permissions for serviced plots to meet the demand for self-build and custom build plots in the first base period.”*

5.37 In undertaking the planning balance at paragraph 51, the Inspector considered that:

“While there is no dispute that the Council can demonstrate a 5-year supply of housing land, I consider that the Development Plan is out-of-date in respect of self-build housing....

...In view of the importance attached to provision for self-build housing in the NPPF and PPG I do not accept the Council’s view that it should be treated simply as a component of general market housing. The tilted balance is therefore engaged in this case.”

5.38 Finally, at paragraph 52 the Inspector set out that *“the proposed development would make a significant contribution to the supply of sites for self-build housing in Wychavon in accordance with section 5 of the NPPF and the associated PPG. There would be an economic benefit during construction and from on-going support for local facilities, and significant social benefit in terms of the diversity of housing type which would contribute towards meeting the Council’s duty under the 2015 Act. I attach substantial weight to this benefit” (emphasis added).*

Appeal decision: Land at Pear Tree Lane, Euxton, Chorley (11 August 2020)

5.39 At paragraph 58 Inspector Hayden found that although neither the Core Strategy nor the Local Plan required provision of self-build or custom housebuilding plots, *“the housing needs of people wishing to build their own homes is one of the types of housing need which paragraph 61 of the Framework seeks to address”.*

5.40 Furthermore, at paragraph 60 he considered that:

“The PPG advises that data on registers can be supplemented from secondary data sources to obtain a robust assessment of demand. The Buildstore Custom Build Register, the largest national database of demand for self and custom build properties, has 185 people registered as looking to build in Chorley, with 699 subscribers to its PlotSearch service⁴⁶. Data from a national survey conducted by Ipsos Mori for the National Custom and Self-Build Association, when applied to Chorley’s population, indicates that as many as 1,929 people may wish to purchase serviced plots in Chorley over the next 12 months”.

5.41 Paragraph 60 concludes that *“they provide evidence of a greater level of demand for self-build than the Council’s register shows.”*

5.42 When the Inspector undertook the planning balance, he found at paragraph 102 that:

“The provision of 18 of the units as self-build or custom house building plots should also attract significant weight in favour of the proposal, given the level of demand for self-build as a sector of housing need.”

Conclusions on the Weight to be Attributed to the Provision of Self-Build and Custom Housebuilding

5.43 Between them, the Councils have failed to undertake a robust assessment of Self-Build and Custom Housebuilding demand within St Albans and Welwyn Hatfield as detailed by the PPG.

5.44 In the absence of any evidence to the contrary from both Council’s, there is a substantial demand for Self-Build and Custom Housebuilding plots within St Albans, Welwyn Hatfield and also within Colney Heath.

5.45 There is a cumulative total of 554 individuals and one association of individuals on the Councils Self-Build Registers, whilst Buildstore data shows that cumulatively within the administrative areas for both authorities there are 510 registrants on their Custom Build Register who are wishing to create their own homes and 1,571 Plot-Search subscribers who have indicated that they wish to live in that location by either building a home or commissioning one.

5.46 In light of this, and the lack of any adopted or clear emerging policy position relating to the delivery of self-build and custom build homes, Tetlow King Planning consider that nothing less than substantial weight should be afforded to the provision of Self-Build and Custom Housebuilding plots in the determination of this application.

Summary and Conclusions

Section 6

- 6.1 Self-Build and Custom Housebuilding was first introduced into national policy through the now superseded NPPF 2012. In its current format, the NPPF 2019, requires at paragraph 60 that strategic policies should be informed by a local housing need assessment and (at paragraph 61) within this context the size, type and tenure of housing needed for different groups should be assessed and reflected in policy, including people wishing to commission or build their own homes.
- 6.2 Between them, the two Councils have made no attempt in the South West Hertfordshire SHMA (2016), the Welwyn Hatfield Strategic Housing Market Assessment Update (2017), nor indeed in any other local assessment to undertake a robust assessment of Self-Build and Custom Housebuilding demand in their respective administrative areas.
- 6.3 The emerging Welwyn Hatfield Borough Council Local Plan gives little indication of the direction of travel with regard to the future policy direction to address demand for self-build and custom housebuilding in Welwyn Hatfield.
- 6.4 It is important in this regard to bear in mind that the emerging Plan has been prepared at a time when the delivery of Self-Build and Custom Build homes are a clear national policy objective in both the PPG and the NPPF as has been recognised at appeal²¹, not forgetting the fact that the Council are statutorily required to meet demand arising from its Self-Build Register.
- 6.5 Whilst the Self-Build Register is an important tool to help gauge local demand and inform how many permissioned serviced plots need to be made available on a rolling basis each year by the two authorities, it cannot predict longer term demand for plots. Such registers only provide a short-term supply-led picture because they rely upon people knowing about the Self-Build Register and then registering their interest. They can therefore be a significant under-representation of latent demand.

²¹ APP/D2320/W/20/3247136

- 6.6 The PPG advises that local planning authorities should use the demand data from the Self-Build Register, supported by additional data from secondary sources, including the SHMA, to understand and consider future need for this type of housing in their administrative area.
- 6.7 Secondary data sources, taken from the industry leading building plot search website Plot-Search²² operated by Buildstore, shows that cumulatively within the administrative areas for the local authorities there are 510 registrants on their Custom Build Register who are wishing to create their own homes and 1,571 Plot-Search subscribers, who have indicated that they wish to live in the location by either building a home or commissioning one.
- 6.8 Other secondary data sources, including Ipsos Mori polls²³ and ONS data, indicate that the actual demand for Self-Build and Custom Housebuilding development plots is higher than indicated by the Council's Register's.
- 6.9 Ipsos Mori statistics have consistently shown that 1 in 50 of the adult population want to purchase a Self-Build or Custom Build home. When taking into account St Albans and Welwyn Hatfield's adult population (about 215,060²⁴ based on ONS data), it is estimated that as many as 4,301 people may be interested in building their own home across both authorities.
- 6.10 It is acknowledged that level of demand cannot currently be verified in the absence of a full demand assessment, but this is because neither the Councils most recently produced SHMAs nor any other local assessments have made robust estimates of Self-Build and Custom Housebuilding demand in either authority area.
- 6.11 It is however reasonable to state that the true demand for Self-Build and Custom Housebuilding cumulatively across St Albans and Welwyn Hatfield can be expected to lie between the 554 individuals and one association of individuals on the combined Council's Self-Build Register's and could be as high as 4,301 people when using national data²⁵ as a proxy.
- 6.12 The Self-Build and Custom Housebuilding Act (as amended) together with the PPG require local authority's to give suitable development permissions to provide enough suitable serviced plots of land to meet the demand for Self-Build and Custom Housebuilding in their administrative area, noting that the level of demand is

²² <https://www.Buildstore.co.uk/findingland/>

²³ 2013, 2014, 2015 and 2016 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile.

²⁴ ONS population estimates by local authority based by single year of age [extracted from NOMIS 12 August 2020]

²⁵ Based on ONS population estimates by local authority based by single year of age [extracted from NOMIS 12 August 2020]

established by reference to the number of entries added to an authority's Self-Build Register during a Base Period.

- 6.13 In the case of St Albans, the authority has fallen substantially short of meeting their statutory duty to address demand from Base Period 1 by 30 October 2019. Although Welwyn Hatfield have belatedly been able to address demand from Base Period 1, there is no evidence to suggest that they will be able to do so for Base Period 2 and so find themselves in a not dissimilar position to St Albans in also being unable to meet their statutory duty.
- 6.14 Resultantly, against the scale of unmet demand and the lack of a suitable strategy from the Council to address demand arising from the Self-Build Register's in St Albans and Welwyn Hatfield, there is no doubt that the provision of 10 Self-Build and Custom Housebuilding plots through the application proposals will make a substantial contribution towards helping to address identified demand.
- 6.15 The NPPF 2019 is clear that the Government's objective is to significantly boost the supply of homes, and that in doing so the needs of groups with specific housing requirements, including those who wish to build or commission their own home, must be addressed.
- 6.16 Based on the above evidence it is clear that nothing less than substantial weight should be afforded to the provision of Self-Build and Custom Build homes in the determination of this application.

Appendix 1

St Albans City and District

Freedom of Information Correspondence (29 July and 14 August
2020)

From: [Linda Batham](#)
To: [Andy Moger](#)
Subject: Freedom of Information Response: Our Reference 000004557
Date: 14 August 2020 11:47:20



CORPORATE SERVICES
Head of Service - Simonne De Vall

Our Ref: 000004557
Please ask for: FOI Coordinator
Direct Dial: (01727) 819209
e-mail address: foi@stalbans.gov.uk
Date: 14th August 2020

Dear Mr Moger,

Freedom of Information Request Ref. No. 000004557

I write with regard to your request for information sent by email to St Albans City & District Council. Your email was received by the Council on 29th July 2020

Under the Freedom of Information Act 2000, we are required to confirm what information we hold, and if we do hold the information, disclose the information, subject to exemptions or other provisions applying.

You requested:

May I please request that you provide the following information in line with the provisions of the Freedom of Information Act:

1. The number of individuals registered on the Council's Self-Build Register in each of the following Base Periods as defined under the Self-build and Custom Housebuilding Act 2015 (as amended):
 1. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 2. Base Period 2 (31 October 2016 to 30 October 2017)
 3. Base Period 3 (31 October 2017 to 30 October 2018)
 4. Base Period 4 (31 October 2018 to 30 October 2019)
 5. Base Period 5 (31 October 2019 to present)
1. The number of associations of individuals registered on the Council's Self-Build Register in each of the following Base Periods as defined under the Self-build and Custom Housebuilding Act 2015 (as amended):
 1. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 2. Base Period 2 (31 October 2016 to 30 October 2017)
 3. Base Period 3 (31 October 2017 to 30 October 2018)
 4. Base Period 4 (31 October 2018 to 30 October 2019)
 5. Base Period 5 (31 October 2019 to present)
1. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council have granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers:
 1. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 2. Base Period 2 (31 October 2016 to 30 October 2017)
 3. Base Period 3 (31 October 2017 to 30 October 2018)
 4. Base Period 4 (31 October 2018 to 30 October 2019)
 5. Base Period 5 (31 October 2019 to present)
1. The number of CIL Self-Build Exemption Form 7 Part 1's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of

the Self-build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers to which each CIL Form 7 Part 1 relates:

1. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 2. Base Period 2 (31 October 2016 to 30 October 2017)
 3. Base Period 3 (31 October 2017 to 30 October 2018)
 4. Base Period 4 (31 October 2018 to 30 October 2019)
 5. Base Period 5 (31 October 2019 to present)
1. The number of CIL Self-Build Exemption Form 7 Part 2's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers to which each CIL Form 7 Part 2 relates:
1. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 2. Base Period 2 (31 October 2016 to 30 October 2017)
 3. Base Period 3 (31 October 2017 to 30 October 2018)
 4. Base Period 4 (31 October 2018 to 30 October 2019)
 5. Base Period 5 (31 October 2019 to present)
1. The date on which the Council commenced its Self-Build Register.
1. What the Council's entry requirements are for joining its Self-Build Register
1. How the Council monitors Self-Build and Custom Housebuilding permissions and completions
1. How the Council alerts individuals and associations of individuals on its Self-Build Register to any relevant permissions it grants
1. How the Council has publicised the existence of its Self-Build Register and when this occurred

Our response:

We can confirm that we do hold this information.

1.
 - a. 108
 - b. 140
 - c. 104
 - d. 87
 - e. 59
2.
 - a. 0
 - b. 1 (4 plots)
 - c. 0
 - d. 0
 - e. 0
3.
 - a.

Permission Reference	Address
5/2015/2114	45, Prospect Lane, Harpenden, AL5 2PL
5/2015/3621	45, West Common Way, Harpenden, AL5 2LQ
5/2016/0002	41, Barlings Road, Harpenden, AL5 2BJ

5/2015/2746	10, Townsend Lane, Harpenden, AL5 2QE
5/2015/2523	11, Connaught Road, Harpenden, AL5 4TW
5/2015/3567	12, West Common Grove, Harpenden, AL5 2LL
5/2015/1545	2, Netherway, St Albans, AL3 4NE
5/2015/2704	12, West Way, Harpenden, AL5 4RD
5/2015/0965	11, Batford Road, Harpenden, AL5 5AX
5/2015/1776	164, Tippendell Lane, Park Street, AL2 2HJ
5/2015/3379	34, Park Avenue North, Harpenden, AL5 2ED
5/2015/3508	East Lodge, Oaklands Lane, Smallford, AL4 0HU
5/2015/0062	25, The Uplands, Harpenden, AL5 2PG
5/2015/2378	13, Hammondswick, Harpenden, AL5 2NR
5/2015/0969	6, The Uplands, Harpenden, AL5 2PH
5/2015/0617	22, Stewart Road, Harpenden, AL5 4QB
5/2015/2930	Amwell Barn, Down Green Lane, Wheathampstead, AL4 8EB
5/2015/1652	27, Oakfield Road, Harpenden, AL5 2NW
5/2015/0398	30, Elm Drive, St Albans, AL4 0EG
5/2015/0657	90, Marshals Drive, St Albans, AL1 4RE
5/2015/0620	5, Gurney Court Road, St Albans, AL1 4QU
5/2015/1975	26, The Uplands, Harpenden, AL5 2PQ
5/2015/0846	157a, Park Street Lane, Park Street, AL2 2AZ
5/2015/2109	15, Wood End Road, Harpenden, AL5 3EE

3b:

Permission Reference	Address
5/2016/1025	12a, Manland Avenue, Harpenden, AL5 4RF
5/2016/1512	15, West Common Grove, Harpenden, AL5 2LL
5/2016/0641	31, Claygate Avenue, Harpenden, AL5 2HE
5/2016/0444	29, Stewart Road, Harpenden, AL5 4QE
5/2016/3249	Pennypond, Annables Lane, Kinsbourne Green, Harpenden, AL5 3PL
5/2015/3160	Westoaks, 12, The Uplands, Harpenden, AL5 2PQ
5/2015/2323	47, Roundwood Park, Harpenden, AL5 3AG
5/2016/2529	1, Fairmead Avenue, Harpenden, AL5 5UD
5/2016/0714	7, Sauncey Wood, Harpenden, AL5 5DP
5/2016/3734	63, Townsend Lane, Harpenden, AL5 2RE
5/2016/0429	9, The Chowns, Harpenden, AL5 2BN
5/2016/3581	Westoaks 12, The Uplands, Harpenden, AL5 2PQ
5/2017/0115	109, Crabtree Lane, Harpenden, AL5 5PR
5/2016/1249	25, West Riding, Bricket Wood, AL2 3QS

5/2016/1906	45, Barlings Road, Harpenden, AL5 2BJ
5/2016/3485	4, Burywick, Harpenden, AL5 2AE
5/2016/3368	46, St Stephens Avenue, St Albans, AL3 4AD
5/2016/2265	39, Westfields, St Albans, AL3 4LR
5/2015/3389	1, Hatching Green Close, Harpenden, AL5 2LA

3c

Permission reference	Address
5/2017/0253	16, Grange Court Road, Harpenden, AL5 1BY
5/2017/0617	54 Salisbury Avenue, St Albans, AL1 4TU
5/2017/0759	389 Watford Road, Chiswell Green, St Albans, AL2 3DF
5/2017/0731	25, Grange Court Road, Harpenden, AL5 1BY
5/2017/1226	18, Manland Avenue, Harpenden, AL5 4RF
5/2016/2122	10, Dellcroft Way, Harpenden, AL5 2NG
5/2017/0479	Highlands, Annables Lane, Kinsbourne Green, Harpenden, AL5 3PJ
5/2017/1657	Westoaksv12, The Uplands, Harpenden, AL5 2PQ
5/2017/1721	10, Clarendon Road, Harpenden, AL5 4NT
5/2017/1883	Impala Lodge, The Slype Gustard Wood, Wheathampstead, AL4 8SA
5/2017/2326	246, Lower Luton Road, Wheathampstead, AL4 8HN
5/2017/2568	2, Roundwood Gardens, Harpenden, AL5 3AJ
5/2017/2468	40 Marshals Drive, St Albans, AL1 4RQ
5/2017/2668	38 Marshalswick Lane, St Albans, AL1 4XG
5/2017/2478	16, Tuffnells Way, Harpenden, AL5 3HQ
5/2017/3552	112, Watford Road, Chiswell Green, AL2 3JZ
5/2017/3434	19, Tuffnells Way, Harpenden, AL5 3HJ
5/2017/3556	16, Gilpin Green, Harpenden, AL5 5NR
5/2018/0080	9 Hatching Green Close, Harpenden, AL5 2LB

3d

Permission reference	Address
5/2018/2663	5, Woodside Road, Bricket Wood, AL2 3QL
5/2018/0535	16, Longcroft Avenue, Harpenden, AL5 2QZ
5/2018/0585	2, Barns Dene, Harpenden, AL5 2HQ
5/2018/1431	16, Gilpin Green, Harpenden, AL5 5NR
5/2018/1630	10, The Uplands, Harpenden, AL5 2PH
5/2018/1732	23, The Deerings, Harpenden, AL5 2PF
5/2018/2237	14, Browning Road, Harpenden, AL5 4TR
5/2018/2312	8, Lyndhurst Drive, Harpenden, AL5 5QN
5/2018/3239	22, Roundfield Avenue, Harpenden, AL5 5BE
5/2018/3377	9, Hatching Green Close, Harpenden, AL5 2LB

5/2018/2122	246, Lower Luton Road, Wheathampstead, AL4 8HN
5/2018/2632	49, Dunstable Road, Redbourn, AL3 7PN
5/2018/1315	104, Beaumont Avenue, St Albans, AL1 4TP
5/2018/2094	48, Marshals Drive, St Albans, AL1 4RQ
5/2018/2488	40, Marshals Drive, St Albans, AL1 4RQ
5/2018/2786	37a, Beaumont Avenue, St Albans, AL1 4TW
5/2018/3013	17, New House Park, St Albans, AL1 1UA
5/2018/3189	26a, Marshalswick Lane, St Albans, AL1 4XG
5/2018/0593	Impala Lodge, The Slype, Wheathampstead, AL4 8SA

3e

We are still in the process of compiling this information. Data will be available when the Authority's Monitoring Report is published by the end of this year.

4. Not applicable as no CIL in place.

5. Not applicable as no CIL in place.

6. April 2016

7. Basic eligibility criteria (part 1 of the register only). See Paragraph: 008 Reference ID: 57-008-20170728 of the National Planning Policy Guidance <https://www.gov.uk/guidance/self-build-and-custom-housebuilding> All questions on form optional. No fee for entry.

8. As set out in the [2019 AMR](#) page 55 para 3.11, "the Council identifies a development as being self-build if the applicant's address matches the site address."

9. No process established.

10. The Self-build Register has been publicised on our website since 2017:

<https://www.stalbans.gov.uk/self-build-and-custom-housebuilding>

If you are dissatisfied with this response the Commissioner's Office recommends that you first refer the matter to the Council. You can do this by writing to foi@stalbans.gov.uk asking for an internal review of my decision. If you wish the Council to undertake an internal review, then you must write to the Council within 40 working days of the date of this letter. The Council will not consider any requests received after this date unless there are exceptional circumstances for the delay.

You have a right to appeal to the Information Commissioner's Office at the following address: Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF. You must do this no later than two months after the Local Authority's last response to you.

Kind Regards

FOI Coordinator
Corporate Services

Your vote matters; don't lose it

The annual household registration canvass commences in July and every property within the district will receive an email or letter. If you're asked to respond, please do so as soon as

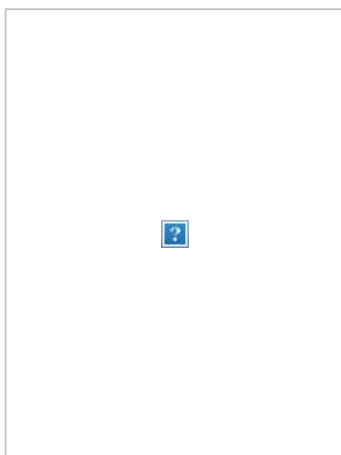
possible. Details of how to do this will be provided.

Anyone who is not yet registered to vote will also need to register individually. Visit www.gov.uk/register-to-vote. Paper application forms will be sent upon request.

For further information visit www.stalbans.gov.uk/voting-and-elections or call 01727 819294

Do you have a 'MyStAlbans' District Account?

To register, just go to www.stalbans.gov.uk/mystalbansdistrictaccount to access a personalised online account that gives you instant access to lots of useful council services, wherever you live in the District.



****Disclaimer****

The information in this message should be regarded as Private and is intended for the addressee only unless explicitly stated. If you have received this message in error it must be deleted and the sender notified.

The views expressed in this message are personal and not necessarily those of St Albans City and District Council unless explicitly stated. Please be aware that emails sent to or received from St Albans City and District Council may be intercepted and read by the council. Interception will only occur to ensure compliance with council policies or procedures or regulatory obligations, to prevent or deter crime, or for the purposes of essential maintenance or support of the email system.

Please note for the time being during the Covid-19 pandemic, the Council will accept service by email.

The personal information you provide will be held in accordance with the General Data Protection Regulation (GDPR) and the Council's Data Protection Policy. You can find more information about how we will handle your personal information in our privacy notice: [Privacy Notice](#)

Appendix 2

Welwyn Hatfield Borough

Freedom of Information Correspondence (29 July and 18 August
2020)

From: [Hanna Gibson](#)
To: [Andy Moger](#); [freedom](#)
Cc: [James Stacey](#); [Annie Gingell](#); [Leonie Stoate](#)
Subject: 7160: Freedom of Information Request - Welwyn Hatfield Self-Build Register
Date: 18 August 2020 16:14:17
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[FOI Complaints and appeals.pdf](#)

Classification: Unrestricted

Dear Andy Moger

Freedom of Information Request (ref: 7160)

I am writing response to your request for information to Welwyn Hatfield Borough Council (WHBC) dated 29 July 2020, regarding the Self-Build Register.

We are pleased to be able to provide you the following in response to your questions..

- 1. The number of individuals registered on the Council's Self-Build Register in each of the following Base Periods as defined under the Self-build and Custom Housebuilding Act 2015 (as amended):**
 - a. **Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)**
 - b. **Base Period 2 (31 October 2016 to 30 October 2017)**
 - c. **Base Period 3 (31 October 2017 to 30 October 2018)**
 - d. **Base Period 4 (31 October 2018 to 30 October 2019)**
 - e. **Base Period 5 (31 October 2019 to present)**

Answer:

- a. 5
- b. 7
- c. 10
- d. 18
- e. 16

- 2. The number of associations of individuals registered on the Council's Self-Build Register in each of the following Base Periods as defined under the Self-build and Custom Housebuilding Act 2015 (as amended):**

- a. **Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)**
- b. **Base Period 2 (31 October 2016 to 30 October 2017)**
- c. **Base Period 3 (31 October 2017 to 30 October 2018)**
- d. **Base Period 4 (31 October 2018 to 30 October 2019)**
- e. **Base Period 5 (31 October 2019 to present)**

Answer: There are no associations registered on the Welwyn Hatfield Self-Build Register.

- 3. The number of Self-Build and/or Custom Housebuilding planning permissions**

and/or permissions in principle the Council have granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers:

- a. **Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)**
- b. **Base Period 2 (31 October 2016 to 30 October 2017)**
- c. **Base Period 3 (31 October 2017 to 30 October 2018)**
- d. **Base Period 4 (31 October 2018 to 30 October 2019)**
- e. **Base Period 5 (31 October 2019 to present)**

Answer: As of 30th October 2019 the Council had not granted sufficient development plots for the demand arising from Base Period 1. However, as of 13th February 2020 the Council has granted outline planning permission, subject to a Section 106 Agreement on land to the N.E. of Welwyn Garden City (Application 6/2018/0873/Outline).

This permission, includes provision for 6 self-build plots, this would meet the demand arising from the Register in Base Period 1: <https://democracy.welhat.gov.uk/ie/ListDocuments.aspx?CId=156&MId=928&Ver=4>

4. The number of CIL Self-Build Exemption Form 7 Part 1's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers to which each CIL Form 7 Part 1 relates:

- a. **Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)**
- b. **Base Period 2 (31 October 2016 to 30 October 2017)**
- c. **Base Period 3 (31 October 2017 to 30 October 2018)**
- d. **Base Period 4 (31 October 2018 to 30 October 2019)**
- e. **Base Period 5 (31 October 2019 to present)**

Answer: N/A a Community Infrastructure Levy has not been adopted.

5. The number of CIL Self-Build Exemption Form 7 Part 2's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers to which each CIL Form 7 Part 2 relates:

- a. **Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)**
- b. **Base Period 2 (31 October 2016 to 30 October 2017)**
- c. **Base Period 3 (31 October 2017 to 30 October 2018)**
- d. **Base Period 4 (31 October 2018 to 30 October 2019)**
- e. **Base Period 5 (31 October 2019 to present)**

Answer: N/A a Community Infrastructure Levy has not been adopted.

6. The date on which the Council commenced its Self-Build Register.

Answer : Since 1 April 2016 and consistent with its legal duty, the Council has publicised and maintained a Register of individuals and association of individuals who wish to acquire serviced plots of land for Self-build and Custom Housebuilding in the borough.

7. What the Council's entry requirements are for joining its Self-Build Register

Answer:

From 31st October 2018, each individual and every member of an association must:

- *be aged 18 or over;*
- *be a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;*
- *be seeking, either alone or with others, to acquire a serviced plot of land in the authority's area to build their own self-build or custom housebuilding project; and*
- *have paid any fee required by the Council to join or remain on the register.*

Additional local eligibility conditions, (a local connection test and a financial resources statement), also apply.

8. How the Council monitors Self-Build and Custom Housebuilding permissions and completions

Answer: The Council have previously monitored planning applications and Section 106 agreements for permissions and completions relating to Self-build or Custom Housebuilding. The application for permission on land to the N.E. of Welwyn Garden City (Application 6/2018/0873/Outline) was identified through this monitoring.

Earlier this year the Council included a section for the identification of custom/self-build on the validation checklist for planning applications.

Going forward permissions will be monitored monthly through the Council's residential monitoring process, while completions will be monitored through the annual completions survey which is carried out by the County Council.

9. How the Council alerts individuals and associations of individuals on its Self-Build Register to any relevant permissions it grants

Answer: The Council has agreed to contact applicants directly (where they have indicated that they wish to be kept informed) with news about self-build opportunities in Welwyn Hatfield.

Information regarding the permission on land to the N.E. of Welwyn Garden City (Application 6/2018/0873/Outline) was sent along in an email informing registrants about renewals.

10. How the Council has publicised the existence of its Self-Build Register and when this occurred

Answer: The register is publicised on the Council's website and has been since April 2016. Previously the Register was managed externally on the 'Local Self Build Register' website (<http://localselfbuildregister.co.uk/>) and was publicised with a direct link from this Council's website.

In May 2017 the decision to bring the hosting of the register in-house was taken. A registration system was designed and registration is now available only via the Council's website: <http://www.welhat.gov.uk/selfbuild>

I hope this satisfies your request but if you have any queries or concerns then please contact me at- Hanna Gibson, Interim Freedom of Information Officer, Welwyn Hatfield Council, Council Offices, The Campus, Welwyn Garden City, Hertfordshire AL8 6LA,

Email: freedom@welhat.gov.uk

I attach a copy of the Freedom of Information complaint procedure.

Further information is also available from the Information Commissioner at:

**Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire SK9 5AF**

Telephone: 0303 123 1113

Website: <https://ico.org.uk/>

Kind Regards

***Hanna Gibson
Freedom of Information Officer (Interim)
Email h.gibson@welhat.gov.uk***

**Welwyn Hatfield Borough Council
Website: www.welhat.gov.uk**

From: Andy Moger [mailto:Andy.Moger@tetlow-king.co.uk]

Sent: 29 July 2020 10:37

To: freedom <freedom@welhat.gov.uk>

Cc: James Stacey <James.Stacey@tetlow-king.co.uk>; Annie Gingell <Annie.Gingell@tetlow-king.co.uk>; Leonie Stoate <Leonie.Stoate@tetlow-king.co.uk>

Subject: Freedom of Information Request - Welwyn Hatfield Self-Build Register

**** WARNING: This email originated outside the WHBC Network. Please be extra vigilant when opening attachments or clicking links ****

Dear Sir/Madam,

May I please request that you provide the following information in line with the provisions of the Freedom of Information Act:

1. The number of individuals registered on the Council's Self-Build Register in each of the following Base Periods as defined under the Self-build and Custom Housebuilding Act 2015 (as amended):
 - a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 - b. Base Period 2 (31 October 2016 to 30 October 2017)
 - c. Base Period 3 (31 October 2017 to 30 October 2018)
 - d. Base Period 4 (31 October 2018 to 30 October 2019)
 - e. Base Period 5 (31 October 2019 to present)
2. The number of associations of individuals registered on the Council's Self-Build Register in each of the following Base Periods as defined under the Self-build and Custom Housebuilding

Act 2015 (as amended):

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 - b. Base Period 2 (31 October 2016 to 30 October 2017)
 - c. Base Period 3 (31 October 2017 to 30 October 2018)
 - d. Base Period 4 (31 October 2018 to 30 October 2019)
 - e. Base Period 5 (31 October 2019 to present)
3. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council have granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers:
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 - b. Base Period 2 (31 October 2016 to 30 October 2017)
 - c. Base Period 3 (31 October 2017 to 30 October 2018)
 - d. Base Period 4 (31 October 2018 to 30 October 2019)
 - e. Base Period 5 (31 October 2019 to present)
4. The number of CIL Self-Build Exemption Form 7 Part 1's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers to which each CIL Form 7 Part 1 relates:
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 - b. Base Period 2 (31 October 2016 to 30 October 2017)
 - c. Base Period 3 (31 October 2017 to 30 October 2018)
 - d. Base Period 4 (31 October 2018 to 30 October 2019)
 - e. Base Period 5 (31 October 2019 to present)
5. The number of CIL Self-Build Exemption Form 7 Part 2's the Council have counted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-build and Custom Housebuilding Act 2015 (as amended), together with the application reference numbers to which each CIL Form 7 Part 2 relates:
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
 - b. Base Period 2 (31 October 2016 to 30 October 2017)
 - c. Base Period 3 (31 October 2017 to 30 October 2018)
 - d. Base Period 4 (31 October 2018 to 30 October 2019)
 - e. Base Period 5 (31 October 2019 to present)
6. The date on which the Council commenced its Self-Build Register.
7. What the Council's entry requirements are for joining its Self-Build Register
8. How the Council monitors Self-Build and Custom Housebuilding permissions and completions
9. How the Council alerts individuals and associations of individuals on its Self-Build Register to any relevant permissions it grants
10. How the Council has publicised the existence of its Self-Build Register and when this occurred

If there are any problems then please do not hesitate to contact me.

Kind regards

Andy

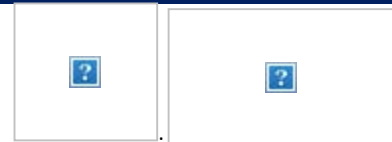
Andy Moger BA (Hons) MA MRTPI
Associate Director
TETLOW KING PLANNING



Please read our statement on COVID-19 [here](#)

Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL

T: 0117 9561916 **M:** 07884 667892 **W:** tetlow-king.co.uk



This electronic transmission is intended only for the attention of the addressee. It may contain privileged and confidential information. If you have received this electronic transmission in error please notify us immediately by telephone, delete the transmission and destroy any hard copies. Tetlow King Planning Ltd has used all reasonable efforts to ensure that this message and any attachments are free from viruses.

Please consider the environment before printing this email.

You can report missed bins, abandoned vehicles, fly-tipping, litter, graffiti and flyposting as well as tell us about problems with litter and dog bins Online. The information in this email is intended for the named recipients only. It may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information is legally exempt from disclosure, the confidentiality of this email and your reply cannot be guaranteed.

This email and any attachments may contain confidential information and intellectual property (including copyright material). It is only for the use of the addressee(s) in accordance with any instructions contained within it. Please treat any personal and sensitivity data that may be contained within this email in accordance with the requirements of the General Data Protection Regulation (GDPR) and the Data Protection Act 2018 (DPA). Such data should only be processed and retained where there is a legitimate need to do so. Should you have a legitimate need to share this information please make the recipient aware of their responsibilities for handling this data in accordance with the GDPR and DPA. If you are not the addressee, you are prohibited from copying, forwarding, disclosing, saving or otherwise using it in any way. If you receive this email in error, please immediately advise the sender and delete it. Our IT supplier Sopra Steria may monitor the content of emails within Welwyn Hatfield Borough Council's network to ensure compliance with the Council's policies and procedures. Emails are susceptible to alteration and their integrity (including origin) cannot be assured. Welwyn Hatfield Borough Council and Sopra Steria shall not be liable for any modification to a message, or for messages falsely sent.

The full Welwyn Hatfield Borough Council email disclaimer can be viewed at www.welhat.gov.uk/emaildisclaimer.

Welwyn Hatfield Borough Council is committed to protecting your privacy when you use our services. The Privacy Notice below explains how we use information about you and how we protect your privacy. <http://www.welhat.gov.uk/privacy-notice>

Appendix 3

Analysis of self-build sites within St Albans City and District
Supply



Permission Reference	Address	No. of Units	Decision Date	Comments
5/2015/2114	45, Prospect Lane, Harpenden, AL5 2PL	1	14/09/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/3621	45, West Common Way, Harpenden, AL5 2LQ	1	12/02/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/0002	41, Barlings Road, Harpenden, AL5 2BJ	1	11/03/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2746	10, Townsend Lane, Harpenden, AL5 2QE	1	23/11/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2523	11, Connaught Road, Harpenden, AL5 4TW	1	26/10/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/3567	12, West Common Grove, Harpenden, AL5 2LL	1	08/02/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/1545	2, Netherway, St Albans, AL3 4NE	1	07/09/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2704	12, West Way, Harpenden, AL5 4RD	1	01/12/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0965	11, Batford Road, Harpenden, AL5 5AX	1	27/05/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/1776	164, Tippendell Lane, Park Street, AL2 2HJ	1	10/08/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/3379	34, Park Avenue North, Harpenden, AL5 2ED	1	07/02/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/3508	East Lodge, Oaklands Lane, Smallford, AL4 0HU	1	09/02/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0062	25, The Uplands, Harpenden, AL5 2PG	1	12/06/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2378	13, Hammondswick, Harpenden, AL5 2NR	1	09/10/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0969	6, The Uplands, Harpenden, AL5 2PH	1	23/06/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0617	22, Stewart Road, Harpenden, AL5 4QB	1	11/05/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2930	Amwell Barn, Down Green Lane, Wheathampstead, AL4 8EB	1	07/12/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/1652	27, Oakfield Road, Harpenden, AL5 2NW	1	20/08/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0398	30, Elm Drive, St Albans, AL4 0EG	1	13/05/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0657	90, Marshals Drive, St Albans, AL1 4RE	1	24/07/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0620	5, Gurney Court Road, St Albans, AL1 4QU	1	27/04/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/1975	26, The Uplands, Harpenden, AL5 2PQ	1	28/08/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/0846	157a, Park Street Lane, Park Street, AL2 2AZ	1	10/07/2015	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2109	15, Wood End Road, Harpenden, AL5 3EE	1	28/01/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/1025	12a, Manland Avenue, Harpenden, AL5 4RF	1	19/05/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty

Permission Reference	Address	No. of Units	Decision Date	Comments
5/2016/1512	15, West Common Grove, Harpenden, AL5 2LL	1	05/10/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/0641	31, Claygate Avenue, Harpenden, AL5 2HE	1	19/05/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/0444	29, Stewart Road, Harpenden, AL5 4QE	1	13/04/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/3249	Pennypond, Annables Lane, Kinsbourne Green, Harpenden, AL5 3PL	1	11/12/2016	Base Period 1
5/2015/3160	Westoaks, 12, The Uplands, Harpenden, AL5 2PQ	1	28/07/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/2323	47, Roundwood Park, Harpenden, AL5 3AG	1	22/04/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/2529	1, Fairmead Avenue, Harpenden, AL5 5UD	1	06/10/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/0714	7, Sauncey Wood, Harpenden, AL5 5DP	1	20/06/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/3734	63, Townsend Lane, Harpenden, AL5 2RE	1	24/02/2017	Base Period 1
5/2016/0429	9, The Chowns, Harpenden, AL5 2BN	1	07/04/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/3581	Westoaks 12, The Uplands, Harpenden, AL5 2PQ	1	15/02/2017	Base Period 1
5/2017/0115	109, Crabtree Lane, Harpenden, AL5 5PR	1	14/03/2017	Base Period 1
5/2016/1249	25, West Riding, Bricket Wood, AL2 3QS	1	19/08/2016	Base Period 1
5/2016/1906	45, Barlings Road, Harpenden, AL5 2BJ	1	12/09/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2016/3485	4, Burywick, Harpenden, AL5 2AE	1	15/03/2017	Base Period 1
5/2016/3368	46, St Stephens Avenue, St Albans, AL3 4AD	1	11/01/2017	Base Period 1
5/2016/2265	39, Westfields, St Albans, AL3 4LR	1	26/10/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2015/3389	1, Hatching Green Close, Harpenden, AL5 2LA	1	18/04/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2017/0253	16, Grange Court Road, Harpenden, AL5 1BY	1	13/04/2017	Base Period 1
5/2017/0617	54 Salisbury Avenue, St Albans, AL1 4TU	1	09/05/2017	Base Period 1
5/2017/0759	389 Watford Road, Chiswell Green, St Albans, AL2 3DF	1	26/05/2017	Base Period 1
5/2017/0731	25, Grange Court Road, Harpenden, AL5 1BY	1	09/06/2017	Base Period 1
5/2017/1226	18, Manland Avenue, Harpenden, AL5 4RF	1	29/06/2017	Base Period 1
5/2016/2122	10, Dellcroft Way, Harpenden, AL5 2NG	1	26/08/2016	Fails to meet the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016) so doesn't count towards statutory duty
5/2017/0479	Highlands, Annables Lane, Kinsbourne Green, Harpenden, AL5 3PJ	1	03/08/2017	Base Period 1
5/2017/1657	Westoaks12, The Uplands, Harpenden, AL5 2PQ	1	04/08/2017	Base Period 1
5/2017/1721	10, Clarendon Road, Harpenden, AL5 4NT	1	10/08/2017	Base Period 1
5/2017/1883	Impala Lodge, The Slype Gustard Wood, Wheathampstead, AL4 8SA	1	20/09/2017	Base Period 1
5/2017/2326	246, Lower Luton Road, Wheathampstead, AL4 8HN	1	20/10/2017	Base Period 1
5/2017/2568	2, Roundwood Gardens, Harpenden, AL5 3AJ	1	03/11/2017	Base Period 1
5/2017/2468	40 Marshals Drive, St Albans, AL1 4RQ	1	23/11/2017	Base Period 1
5/2017/2668	38 Marshalswick Lane, St Albans, AL1 4XG	1	24/11/2017	Base Period 1
5/2017/2478	16, Tuffnells Way, Harpenden, AL5 3HQ	1	08/12/2017	Base Period 1
5/2017/3552	112, Watford Road, Chiswell Green, AL2 3JZ	1	13/02/2018	Base Period 1
5/2017/3434	19, Tuffnells Way, Harpenden, AL5 3HJ	1	20/02/2018	Base Period 1
5/2017/3556	16, Gilpin Green, Harpenden, AL5 5NR	1	28/02/2018	Base Period 1
5/2018/0080	9 Hatching Green Close, Harpenden, AL5 2LB	1	23/03/2018	Base Period 1
5/2018/2663	5, Woodside Road, Bricket Wood, AL2 3QL	1	11/12/2018	Base Period 1
5/2018/0535	16, Longcroft Avenue, Harpenden, AL5 2QZ	1	05/07/2018	Base Period 1
5/2018/0585	2, Barns Dene, Harpenden, AL5 2HQ	1	11/05/2018	Base Period 1
5/2018/1431	16, Gilpin Green, Harpenden, AL5 5NR	1	18/07/2018	Base Period 1
5/2018/1630	10, The Uplands, Harpenden, AL5 2PH	1	28/08/2018	Base Period 1
5/2018/1732	23, The Deerings, Harpenden, AL5 2PF	1	25/01/2019	Base Period 1
5/2018/2237	14, Browning Road, Harpenden, AL5 4TR	1	25/10/2018	Base Period 1

Permission Reference	Address	No. of Units	Decision Date	Comments
5/2018/2312	8, Lyndhurst Drive, Harpenden, AL5 5QN	1	27/12/2018	Base Period 1
5/2018/3239	22, Roundfield Avenue, Harpenden, AL5 5BE	1	01/03/2019	Base Period 1
5/2018/3377	9, Hatching Green Close, Harpenden, AL5 2LB	1	06/03/2019	Double counting - amendment application to 5/2018/0080
5/2018/2122	246, Lower Luton Road, Wheathampstead, AL4 8HN	1	26/09/2018	Base Period 1
5/2018/2632	49, Dunstable Road, Redbourn, AL3 7PN	1	12/03/2019	Base Period 1
5/2018/1315	104, Beaumont Avenue, St Albans, AL1 4TP	1	10/07/2018	Base Period 1
5/2018/2094	48, Marshals Drive, St Albans, AL1 4RQ	1	14/12/2018	Base Period 1
5/2018/2488	40, Marshals Drive, St Albans, AL1 4RQ	1	22/11/2018	Base Period 1
5/2018/2786	37a, Beaumont Avenue, St Albans, AL1 4TW	1	20/12/2018	Base Period 1
5/2018/3013	17, New House Park, St Albans, AL1 1UA	1	09/01/2019	Base Period 1
5/2018/3189	26a, Marshalswick Lane, St Albans, AL1 4XG	1	15/02/2019	Base Period 1
5/2018/0593	Impala Lodge, The Slype, Wheathampstead, AL4 8SA	1	29/05/2018	Base Period 1
			81	Only 43 of the consents comply with the Self-Build and Custom Housebuilding Time for Compliance and Fees Regulations (2016).