

# Self-Build and Custom Housebuilding Evidence of Andrew Moger BA (Hons) MA MRTPI

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Land to the rear of 42-100 Tollgate Road and 42  
Tollgate Road, Colney Heath, St Albans

# Self-Build and Custom Housebuilding Proof of Evidence of Andrew Moger BA (Hons) MA MRTPI

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Outline application (access sought) – Demolition of existing house and stables and the construction of up to 150 dwellings including affordable and self-build and custom housebuilding plots together with all ancillary works.

Land to the rear of 42-100 Tollgate Road and 42 Tollgate Road, Colney Heath, St Albans

Vistry Homes Ltd

August 2023

PINS REF: APP/B1930/W/23/3323099

LPA REF: 5/2022/1988/LSM

OUR REF: M23/0314-05.RPT

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

[www.tetlow-king.co.uk](http://www.tetlow-king.co.uk)

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# Introduction

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## Section 1

- 1.1 My name is **Andrew Moger**, and I am instructed by **Vistry Homes Ltd** to examine the Self-Build and Custom Housebuilding sector in St Albans City & District Council in relation to the appeal proposals.
- 1.2 My credentials in relation to the Self-Build and Custom Housebuilding sector are as follows:
- I hold a Bachelor of Arts (Hons) degree in Design, Development and Regeneration from Nottingham Trent University (2005) and a Master's degree in Spatial Planning from Birmingham City University (2009). I am a Chartered Member of the Royal Town Planning Institute.
  - I have more than 15 years professional experience in the field of town planning and housing. I was employed across various local authorities in the East Midlands, Lincolnshire and South West regions between 2006 and 2012 and I have been in private practice since 2013.
  - I have previously provided evidence on the need for Self-Build and Custom Housebuilding serviced plots to meet identified demand at numerous Section 78 inquiries, Hearings and at Local Plan Examinations.
  - I acted as planning consultant for Carillion-Igloo Regeneration Partnership and Coastline Housing Association to secure consent for 54 Custom Build homes, 70 affordable homes and 20 open market dwellings in Pool, Cornwall in 2015. This was the first pilot scheme implemented by Homes England to kick-start the Government's commitment to maximising opportunities for Custom Build homes and tap into the growing demand from the British public to create their own unique and individual home.
  - I advised on the Frome Neighbourhood Plan in relation to the introduction of a Self-Build and Custom Housebuilding policy to encourage community-led housing and co-housing.
  - I am retained by the Department for Levelling Up, Housing & Communities funded Right to Build Task Force to act for a range of clients as a national Self-Build and

Custom Housebuilding expert. The Task Force has been established by the National Custom and Self-Build Association (NaCSBA) to help local authorities, community groups and other organisations across the UK to deliver Self-Build and Custom Housebuilding projects. The Task Force is Government endorsed and funded, having been recognised in the Housing White Paper: Fixing our Broken Housing Market.

- I have advised a number of private clients on Self-Build and Custom Housebuilding schemes through my role within the Right to Build Task Force in Bristol, Suffolk and Cornwall as well as advising local authorities in Devon, Carlisle, Eden, Humberside, Essex and Oxfordshire on their Self-Build and Custom Housebuilding Registers and their Policy approach.
- I am retained by Self-Build and Design Magazine to provide an 'ask-an-expert' service and deliver seminars on Self-Build and Custom Housebuilding at both their annual East and West Self-Build and Design Shows.
- I am the retained planning consultant for Custom Build Homes, the UK's leading Custom Build specialists.

1.3 The appeal scheme seeks outline planning permission for up to 150 dwellings, up to 9 of which (10% of market units) are which are to be provided as self-build and custom housebuilding plots in line with the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended).

1.4 In preparing this Proof of Evidence reliance has been placed upon information sought through a Freedom of Information (FOI) request that was submitted to St Albans Borough Council on 3 April 2023 requesting a range of information relating to the Self-Build Register. The Council's response was received on 18 April 2023. Relevant correspondence relating to this FOI material is included as **Appendix AM1**.

1.5 This Proof of Evidence comprises seven sections:

- Section 2 considers Self-Build and Custom Housebuilding as an important material consideration, drawing on a range of sources including national strategies, national policy, the Housing White Paper and briefing papers, the Self-Build and Custom Housebuilding Action Plan, the 'Bacon' Review and the proposed changes through the Levelling Up and Regeneration Bill;
- Section 3 reviews the planning policy context in St Albans City & District in relation to Self-Build and Custom Housebuilding and other material considerations;

- Section 4 considers the demand for Self-Build and Custom Housebuilding in St Albans;
- Section 5 considers the extent to which serviced plots are being delivered to meet this demand;
- Section 6 discusses the weight to be attributed to the provision of Self-Build and Custom Housebuilding through the appeal proposals, in light of the evidence of demand in the area; and
- Section 7 draws together my summary and conclusions.

# Self-Build and Custom Housebuilding as an Important Material Consideration

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## Section 2

2.1 The provision of Self-Build and Custom Housebuilding is 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 statute, and 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 67 of the Strategy, it set out that Custom Build housing brings many benefits including *“providing affordable bespoke-designed market housing, promoting design quality, environmental sustainability, driving innovation in building techniques and entrepreneurialism”*.

2.3 It went on at paragraph 68 to state 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.”*

2.4 The Strategy set out at paragraph 69 that the Government recognised that by overcoming the main challenges which are holding back the potential of this sector (which it identifies as including a lack of land), Custom Build housing can make a stronger contribution to economic growth.

2.5 Furthermore, it found 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”*.

2.6 The Government's ambition was clearly detailed at paragraph 71 which stated 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”*.

2.7 It went on to set out that the Government's *“immediate aspiration is to unlock the growth potential of the Custom Build homes market and double its size over the next*

*decade, to create up to 100,000 additional Custom Build Homes over the next decade and enable the industry to support up to 50,000 jobs directly and indirectly per year”.*

### **National Planning Policy Framework (2012)**

- 2.8 The now superseded National Planning Policy Framework 2012 (NPPF 2012) required local authorities to ensure that their strategies for housing, employment and other uses were integrated and that they took full account of relevant market and economic signals (paragraph 158).
- 2.9 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”*.
- 2.10 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)**

- 2.11 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 regulations stated that:
- “54A. – (1) Subject to paragraphs (10)<sup>1</sup> and (11)<sup>2</sup>, a person (P) is eligible for an exemption from liability to pay CIL in respect of a chargeable development, or part of a chargeable development, if it comprises Self-Build housing or Self-Build communal development.*
- (2) Self-Build housing is a dwelling built by P (including where built following a commission by P) and occupied by P as P’s sole or main residence.”*
- 2.12 The regulations went on at section 54D to set out a clawback mechanism in the event that a disqualifying event occurred:

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<sup>1</sup> Which covers the authority being satisfied that the exemption does not constitute State Aid which would require approval by the European Commission

<sup>2</sup> Which covers that where paragraph 10 applies relief should be granted up to an amount which would not constitute State Aid.

*“54D. – (1) This regulation applies if an exemption for Self-Build housing is granted and a disqualifying event occurs before the end of the clawback period.*

*(2) For the purposes of this regulation, a disqualifying event is –*

- (a) Any change in relation to the Self-Build housing or Self-Build communal development which is the subject of the exemption such that it ceases to be Self-Build housing or Self-Build communal development;*
- (b) A failure to comply with regulation 54(C)<sup>3</sup>;*
- (c) The letting out of a whole dwelling or building that is Self-Build housing or Self-Build communal development;*
- (d) The sale of the Self-Build housing; or*
- (e) The sale of the Self-Build communal development.*

2.13 The regulations defined the clawback period in relation to Self-Build at regulation 3(1)(b) as:

*“Clawback period means –*

- (b) In relation to the exemption for Self-Build housing, the period of three years beginning with the date of the compliance certificate relating to the relevant dwelling.*

#### **House of Commons Debate (7 May 2014)**

2.14 Richard Bacon MP opened his Adjournment Debate by stating that *“it is a great pleasure to have an adjournment debate on the importance of self-build and custom-build housing”*.

2.15 He went on to explain that:

*“I should also say at the outset that the term “self-build” is in some ways perhaps almost uniquely unhelpful as it immediately creates the impression that everyone who wishes to do this has to learn how to become a plumber or an electrician or a joiner, and that simply is not the case. Probably the best definition I have come across was in a paper by Alex Morton, then of Policy Exchange, called “A Right to Build: Local homes for local people.” I should say that Alex Morton has done a great deal to promote the*

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<sup>3</sup> Which relates to the compliance certificates

interests of this sector and to draw the Government's attention to its value. In answer to the question about what we mean by self-build, he stated:

*The notion of self-build...does not mean that the entire process is handled by a single individual from start to end. It means that an individual or family has had serious input in the design and construction of a house, a house they then live in for a prolonged period of time."*

- 2.16 In discussing the market for self-build and custom build as a product, Mr Bacon explained that:

*"The self-build market is divided into a number of different components. Perhaps the most established is what we might even call the "established market", comprising people in their 40s, 50s or early 60s who already own a property and have the cash available to buy a plot, and whose typical budget is in the region of £250,000 to £350,000.*

*Such people are primarily driven by the opportunity to have the home they really want and to reduce running costs...*

*...They build houses that have lower running costs than the ones they were building 20 years ago, but it is possible to build a house that costs £200 a year to run, as I found when I visited a Passivhaus in my constituency that was built by the excellent Saffron Housing Trust. As I was told that, I thought that that is exactly the sum we pay out on the winter fuel allowance each year, and it would be much better to have homes that cost little to heat rather than paying so much money to people to insulate poorly constructed and insulated homes of an old design."*

- 2.17 Further expanding upon this he went on to detail that:

*"The sector I just described, the more established market, is only one part of the self-build market—or the interest for self-build, as I should call it.*

*The potential boom that could arise in self-build will be driven by a different group of people: a younger generation in their 20s, 30s and perhaps 40s, many of whom are struggling to afford a new home and have much smaller budgets, perhaps of £100,000 or up to £200,000.*

*Such people will be driven by the opportunity to have a say in the home they really want, but mainly by the affordability benefit"* (emphasis added).

- 2.18 Mr Bacon went on to explain that the UK is far behind its European neighbours in this sector, noting that *“in Denmark 40% to 45% of houses are constructed in this way. In France and Germany, countries that are in many ways comparable to the UK, although France has a bit more land, the figure is more like 50% to 60%. The figure for Sweden is 65% and even the figure for little Austria is 80% or higher.”*
- 2.19 Highlighting some of the issues facing prospective self-builders in the UK, he set out that *“the issue is the structure of our entire market and how difficult that makes it for anyone who would like to self-build to get things off the ground. People often do not have a real or effective choice that they can turn into a reality; it is an aspiration rather than a reality in many cases”* (emphasis added).
- 2.20 Addressing the issue of choice in the marketplace, he stated:  
*“That brings me to the issue of choice in the marketplace. When we ask what people spend most of their money on, we find that for nearly all of us it is where we live, whether we are renting or buying, yet more genuine choice exists in the market for beer, apples, or perhaps even toothpaste than in the market for housing. It is an extraordinary paradox that where people spend the most money, they also have the least choice”* (emphasis added).
- 2.21 Mr Bacon was clear:  
*“There is enormous pent-up demand in this country as well, but it just does not know where to go or how to get a foothold”* (emphasis added).

### **The Self-Build and Custom Housebuilding Act (2015) – Appendix AM2**

- 2.22 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.
- 2.23 Local authorities can separate their Register into two parts (Part 1 and Part 2) if they introduce a local connection test, with those people who meet the criteria of such a test being placed on Part 1 of the Register. Those who meet all of the statutory eligibility criteria to join the Register except for the local connection test must be entered onto Part 2 of the Register. This does not apply to members of the Armed Forces.
- 2.24 Conditions for a local connection are broadly defined in legislation and it is left to the authority to decide the criteria to use *“as the authority reasonably considers*

*demonstrates that the individual has sufficient connection with the authority's area” provided that such a test is justified, proportionate and introduced in response to a recognised local issue.*

- 2.25 Government guidance also says such tests should be reviewed periodically to ensure they remain appropriate and are still achieving their desired effect.
- 2.26 The effect of this in practice is that the requirement to give suitable development permission for enough serviced plots of land to meet the demand on the Register only applies to the number of households entered on Part 1 of the Register.
- 2.27 Local authorities can also introduce a registration fee and impose a financial solvency test, which can be used to assess whether an applicant can afford (i.e., has sufficient resources) to purchase the plot of land they are seeking.
- 2.28 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”.*

### **The Housing and Planning Act (2016) – Appendix AM3**

- 2.29 The 2016 Housing and Planning Act at Section 10 placed 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.
- 2.30 A serviced plot is one that has access to a public highway and has connections for electricity, waste and water, or can be provided with those things in specified circumstances or within a specific period.

- 2.31 There is no requirement to disaggregate the supply to meet demand in specific parts of a local authority area. Government guidance instead required that local authorities should use the preferences expressed by those on their Register to guide decisions when discharging their duties under the legislation.
- 2.32 There is no duty on authorities to directly provide the serviced plots themselves, but Government guidance advised 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) – Appendix AM4**

- 2.33 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)**

- 2.34 The White Paper offered strong support for Custom Build housing, with the sector identified as an important driver to help diversify and fix the broken housing market.
- 2.35 It clearly signalled the intention to support Custom Build homes by enabling greater access to land and finance in order to give more people more choice over the design of their home.
- 2.36 The White Paper specifically stated that *“the Government wants to support the growth of Custom Build homes”* at paragraph 3.14 and acknowledged 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 said 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.

**House of Commons Briefing Paper: Self-Build and Custom Build Housing (March 2017)**

- 2.37 Chapter three of the briefing paper set out that there may be significant unmet demand for Self-Build and Custom Housebuilding in the UK. It reported that a YouGov survey commissioned by the Building Societies Association (BSA) and published in October

2011 found that 53% of people in the UK would consider building their own home given the opportunity.

- 2.38 At chapter four the briefing paper referenced the University of York's 2013 report on the Self-Build market<sup>4</sup> which identified a series of challenges to Self-Build projects which included *“land supply and procurement”* and *“the planning process and variations in planning authority approaches”*.
- 2.39 It went on to refer to AMA Market Research set out in its 'Self-Build Housing Market Report – UK 2014-2018 Analysis' which summarised constraints to growth of the sector in stating that *“a number of issues, including...difficulties in obtaining suitable land and planning permission, continue to constrain growth within the Self-Build market.”*
- 2.40 It found that *“as a result, Self-Build completions have declined in recent years from a peak of around 14,000 units in 2007 to around 10,600 in 2013, and the UK continues to have one of the lowest rates of Self-Building in Europe.”*
- 2.41 Reference was also drawn to AMA's Self-Build Housing Market Report – UK 2016-2020 Analysis which found that *“the last couple of years have seen a great deal of activity in the Self-Build sector through Government incentives and greater media exposure”*, yet reported that *“despite these positive influences, Self-Build completions are still below Government targets and a number of challenges still constrain growth in the sector”* including *“ongoing difficulties surrounding the availability of land for Self-Build projects”* (emphasis added).

#### **House of Commons Debate (16 October 2018)**

- 2.42 On 16 October 2018 during a debate on Housing and Home Ownership, Scott Mann MP for North Cornwall asked the then Housing Minister, Kit Malthouse, whether he *“agrees with the sentiment that there is no better help that we can give to an individual than to allocate them a plot and allow them to build their own home?”*
- 2.43 Mr Malthouse's response was emphatic in stating that:
- “I wholeheartedly agree on Self-Build, which I am very keen to encourage, something like three out of four houses in Austria are Self-Built or Custom Built. It holds enormous capacity for the future. I recommend that my hon. Friend go and visit a site called*

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<sup>4</sup> Wallace A, Ford J and Quilgars D, Build it yourself? Understanding the changing landscape of the UK Self-Build market, Centre for Housing Policy, University of York (2013)

*Graven Hill just outside of Bicester, which is the largest Self-Build site in Europe, and which will deliver around 1,400 Self-Build homes.*

*It is quite something to see – an amazing array of different houses. There is a house that look like a stealth bomber sitting next to a swiss chalet, a Cotswold cottage and a flat-pack house from Poland. As I said on the fringes of Conference, I think the site will be a conservation area in the future because of the effervescence of design that is taking place there.*

*We are very keen to encourage Self-Build*” (emphasis added).

### **The Letwin Review: Independent Review of Build Out (October 2018)**

- 2.44 At section three The Letwin Review set out a series of recommendations for increasing diversity through a new planning framework for larger sites.
- 2.45 Paragraph 3.8 recommended that:
- “All large housing sites above 1,500 units must strive to achieve sufficient diversity to support the timely build out of the site and high-quality development. Housing diversity includes housing of differing type, size and style, design and tenure mix. It also includes housing sold or let to specific groups such as older person’s housing and student accommodation, and plots sold for custom or self-build...*
- ...As a minimum, each phase should draw housing from each of the following categories...housing for specified groups and custom build: these housing types can contribute significantly to housing diversity. Each phase should deliver housing of this type to serve local needs.”*
- 2.46 Section four addressed increasing diversity through a new development structure for large sites in the future, with paragraph 4.1 detailing that the rules recommended in section three “*are intended to apply to the granting of new outline permissions for all sites of over 1,500 units in areas of high housing demand, regardless of where in the country they lie and regardless of whether they have or have not yet been allocated*”.
- 2.47 The Review also recommended at paragraph 4.6 that local authorities be given explicit statutory powers to draw upon models of development which are familiar in much of continental Europe.
- 2.48 It indicated at paragraph 4.7 that where such bodies exist in the UK (i.e., Mayoral Development Corporations, New Town Development Corporations and Urban

Development Corporations) they are able to develop land to benefit from a wide diversity of housing to match the particular circumstances of local markets.

- 2.49 Paragraph 4.8 explained that such bodies are able to “*invest in appropriate infrastructure (including major infrastructure) and thereby to provide well-prepared terrain (or even serviced plots) which major builders, small and medium-sized builders, private rental institutional investors, housing associations...custom-builders, and self-builders can all use to enter the housing market on the site*”.
- 2.50 In light of which paragraph 4.11 recommended that in areas of high housing demand, new forms of development vehicles are created to develop sites through masterplans and design codes to increase diversity and attractiveness and hence its build out rate.

### **National Planning Policy Framework (2019)**

- 2.51 The now superseded NPPF 2019 at section five covered delivering a sufficient supply of homes and at paragraph 59 makes clear that local authorities need to make sufficient provision of land with permission without delay to meet the needs of different groups.
- 2.52 Paragraph 60 said 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”.*

- 2.53 Annex 2 of the NPPF 2019 defined 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.”*

## House of Commons Debate on Housing (28 March 2019)

- 2.54 In the debate surrounding the subject of housing, Richard Bacon MP, the Right to Build Taskforce Ambassador, set out that:

*“It is absolutely clear that we have a very big housing problem, and have had a very big problem, for some years. I have been attending seminars, roundtables and conferences on housing for at least seven years. I first went to the QEII Centre to hear Adri Duivesteijn, the godfather of the self-build and custom house building movement in the Netherlands—a former Dutch Member of Parliament who then became the mayor of Almere, a community in the Netherlands that I think I am right in saying the Minister has visited. Since then, I have been to many events of various kinds, and everyone has their own diagnosis of the problems and their own solutions, but generally they all mention land, planning or finance. They often mention the role of the volume house builders, the way in which local council planning authorities are stretched and the difficulty in getting access to land.*

*Many of these points have a great deal of truth about them, but the issue can be encapsulated much more simply in the following sentence: the supply of housing does not rise to meet the demand for housing...*

*...The strange thing is that if one asks consumers what they think and what they want, as has been done several times by independent, authoritative opinion pollster organisations that have been commissioned for the purpose, they will come up with the following result. Somewhere between two thirds and three quarters of people do not want to buy the products of volume house builders. The figure of 75% comes from a YouGov survey conducted by the National Custom and Self Build Association, which is a trade body for, as the name suggests, self-building and custom house building...”*  
(emphasis added).

- 2.55 Mr Bacon went on to explain that:

*“When I came off the Public Accounts Committee in 2017, it was to spend time on the Right to Build Task Force, an initiative set up by the National Custom and Self Build Association to help local councils, developers, community groups and landowners who want to bring forward self-build and custom house building projects on serviced plots of land—that is to say, where all the difficult bits such as fresh water, sewage, electricity, broad- band and so on are already dealt with—in order to increase supply and give people more choice. That is what I have spent most of the last two years in this place doing.*

*The Right to Build Task Force has been going for two years...*

*...Over 50 organisations have been helped, of which 60% are local councils, with the rest being community groups, landowners and developers. There is a whole range of examples of its work. Aylesbury Woodlands in Buckinghamshire will have a project where 15% of all the new homes are custom and self-build. Cornwall has an ambition to bring forward up to 1,000 serviced plots across the county. I am looking around for my hon. Friend the Member for North Cornwall (Scott Mann), who arranged the meeting we had with the Prime Minister on this very subject and who is a passionate believer in more serviced plots. North Northamptonshire has a plan whereby as many as 10% of homes could be custom and self-built across several different local authorities. There are rural areas such as Eden in Cumbria, which is looking at a range of opportunities for affordable homes for local people. King's Lynn and North Norfolk, in my own county of Norfolk, has agreed an action plan to drive up delivery across the area with landowners and smaller builders. A lot is going on already, but the thing is that there could be very much more going on.*

*This is the fundamental point. It is a quote from Andrew Baddeley-Chappell, a former director of Nationwide building society, who is now the chief executive of NaCSBA, while still chairing the Bank of England residential property forum. He has said:*

*"Custom and Self-build can deliver more and better homes that more people aspire to live in and that communities are happier to see built."*

*...If we want more homes, we have to build them in a way that people want. At the moment, the problem is that most local people feel they have no say or voice in what gets built, where it gets built, what it looks like, how it performs—its thermal performance and therefore what it costs to run—and, absolutely crucially, who gets the chance to live there. If we change all that, we change the conversation. As the right hon. Member for Leeds Central (Hilary Benn), the former shadow Secretary of State said, we need to turn NIMBYs into YIMBYs. Prince Charles put it even better when His Royal Highness referred to BIMBYs—beauty in my backyard. We need to create an environment in which people actually welcome housing. We have reached the tipping point now in that more people want it than do not, because people have begun to realise how serious the crisis is...*

*...We also need clarity about what counts. Some local authorities are gaming the system, and in some cases local authorities are not clear what counts towards their legal obligations to provide permissioned plots of land. Some councils are allowing the conversion of holiday lets into private dwellings under the happy delusion that that*

counts towards meeting their legal obligations under the right to build legislation, and some of them may be in for a rude awakening at some point...

...My third request is about the Planning Inspectorate. It is absolutely imperative that Government planning inspectors properly apply the current provisions of the legislation when they determine planning appeals and when they examine local plans. There is clear evidence that that is not happening as it should—mostly because planning inspectors are unfamiliar with the law in this area, which is still quite new. The obvious answer is to have training for inspectors. The Secretary of State has agreed with me at the Dispatch Box that we should do that, although it has not happened yet. I urge the Minister to pursue that and engage with the taskforce in identifying exactly what training is required.

We need something to help raise consumer awareness. Most people would like to commission a project of their own at some point in their lives; 1 million people would like to do that in the next 12 months, yet only 12,000 to 15,000 do. The reason is that it is very difficult to get a serviced plot of land. If getting one were as easy as it is to go into a Ford dealership and buy a Ford Fiesta, far more people would do it" (emphasis added).

- 2.56 In reply, the then Minister for Housing, Kit Malthouse MP, stated that “on the Planning Inspectorate, my hon. Friend is right. We are trying to talk to staff about how they can be more consistent in their decision making and apply it more regularly across the country” and that “I would be more than happy to join my hon. Friend in raising consumer awareness...”

#### **House of Commons Debate on the British Housebuilding Industry (5 September 2019)**

- 2.57 In the debate on the British housebuilding industry Richard Bacon MP stated that:
- “I am accused of wanting everyone to learn how to be a builder and build their own house. It has nothing to do with doing it yourself. It is very important to stress that. It is about self-commissioning and giving the customer more power. I will be briefing the Minister next week on the terms of the Self-build and Custom Housebuilding Act 2015, which commenced three years ago in April 2016, and the way it was augmented successfully by the Housing and Planning Act 2016, so that now the more people who are on the local register the greater the legal obligation on a council to provide suitable planning permissions.”*

*The point about having individuals and associations of individuals under the terms of the legislation is that it could apply to anybody. It could be used by school governors wishing to use the provision of a serviced plot of land as a recruitment and retention tool; by local social services directors trying to recruit social work managers in parts of the country where it is difficult to find the right calibre of social worker; by NHS trusts trying to accommodate staff, whether young junior doctors, paramedics or ambulance staff; by local Army commanders trying to retain that very expensively trained staff sergeant with 20 years' experience; by the Royal British Legion and other veterans groups trying to accommodate veterans; by probationers and ex-offenders trying to make sure that ex-offenders coming out of prison have accommodation that is not the drug dealer's sofa; and by the homeless themselves—I have seen just outside Berlin, in Potsdam, homeless single mums building their own accommodation for an affordable rent.*

*That brings me to my next point: it has nothing to do with tenure. One can use self-build and custom house building both for private ownership and for all kinds of affordable accommodation models, including mutual housing co-operatives and various other types of social landlords.*

*I am keen to keep my remarks brief, but I want to say a few things to the Minister about what the Right to Build Task Force, which I have been involved with for some years, is now looking for. We had £350,000 of funding from the Nationwide Building Society, and with that we can evidence an additional 6,000 to 9,000 houses added to the pipeline in the last three years. If we can do that with £350,000, think what we could do with some serious money. I would like the Department to take on the funding for that, but also as part of a help-to-build team installed within Homes England with the task of facilitating the delivery of serviced plots, buying land, and working with local authorities and other public sector partners on public sector land for a range of client groups, especially the young and those who have been most marginalised. That team should also reach out to anybody who wants to get a serviced plot so that we reach a point where someone can go to the plot shop in the local town hall in their home town and find a plot of land as easily as people can in the Netherlands, where I have seen it done.*

*We have to put help to build on a level playing field with Help to Buy. The Government are currently planning to spend £22 billion on Help to Buy, subsidising demand, when we should really be subsidising supply. If one wants more of something, then subsidise it and it will happen. I know from many people I have spoken to, including Treasury*

*Ministers, that there is a desire to do something about the growing cost of Help to Buy. The obvious thing to do is to wean people off Help to Buy—a subsidy for demand—and wean them on to a subsidy for supply, thus increasing supply.*

*We have to remove the regulations that currently allow local authorities to charge people to be on the register each year. Most do not, but Camden and Islington councils charge £350, and people do not get any guarantee of a plot for that...*

*...The charge is supposed to recover the cost of keeping a register, but that is really very small—it can be done in an exercise book kept in a drawer or on a spreadsheet.*

*We need to introduce a series of specific planning reforms, particularly allowing for exception sites where councils are not fulfilling their legal obligations. We need to make it clear that the national planning policy framework has a presumption in favour of sustainable development in circumstances where councils fail to meet their duties under the legislation, irrespective of whether there is a five-year land supply, in terms of providing service plots. We need to introduce changes to the planning system that provide greater predictability to reduce the planning risk—for example, through the compulsory use of form-based codes or through local development orders. We need to take forward the proposals in the White Paper to facilitate land pooling, which has worked very successfully in Germany and elsewhere on the continent.*

*We do have a broken system and doing more of the same will not produce a different result. We have to think differently and do differently. I encourage the Minister to take that responsibility seriously” (emphasis added).*

2.58 In response, the then Housing Minister, Esther McVey MP, stated that:

*“More importantly, as my hon. Friend the Member for South Norfolk (Mr Bacon) said, we want there to be the right to build: we want to be able to make sure there are not just a few companies, building thousands of homes, because there could be thousands of individuals making their own homes. That is what we are about: choice and opportunity as we go forward.”*

### **The Community Infrastructure Levy (Amendments) Regulations (2019)**

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

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

2.60 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".

2.61 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).

2.62 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)**

- 2.63 The introduction to the National Design Guide explains that it *"illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice"* and *"forms part of the Governments collection of planning practice guidance and should be read alongside the separate planning practice guidance"*.
- 2.64 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."*
- 2.65 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"*.
- 2.66 Section two of the Guide sets out the ten characteristics that make up the Governments 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)**

- 2.67 The Conservative Party Manifesto reaffirmed the Government's commitment to Self-Build and Custom Housebuilding where it set 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”.

#### **Speech by Former Chief Secretary to the Treasury (28 July 2020)**

- 2.68 In his first speech to thinktank Onward, former Chief Secretary to the Treasury, Steve Barclay, discussed housing and covered the custom build sector where he talked about the Japanese pre-fabricated homes market:

*“Customers are able to personalise their future home to match their individual needs and aspirations – making buying a home closer to the experience of buying a car. This is what we should be seeing in the UK.”*

#### **Planning for the Future: White Paper (August 2020)**

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

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

- 2.70 Reference was 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 related to simplified land use plans, proposed 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.”*

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

#### **Press release: Boost for families wishing to build their own home (30 October 2020)**

- 2.72 On 30 October 2020, which represented the annual Right to Build Day, the former Housing Secretary, Robert Jenrick MP, announced a review to make it easier for people to build their own home.

- 2.73 The press release stated that:

*“Building or designing your own home plays an important part in helping people get a foot on the housing ladder. Currently there are around 15,000 of these types of homes built every year – an increase of 50% in 2 years. But there is still more to be done to support the self and custom build industry, last estimated be worth almost £4.5 billion to the UK economy.*

*Councils are currently required to keep a register of those who wish to build in their local area. And by 30 October each year – ‘Right to Build’ day – councils should have granted planning permission to enough suitable plots to match the demand on their register.*

*The review announced today will examine how effectively these arrangements support self and custom building, including whether they increase land available to support these homes.*

*And the Housing Secretary has written to councils to ensure they consider the demand for these homes when providing land for building and making planning decisions in their area.”*

2.74 Mr Jenrick was quoted as saying that:

*“We are backing people who want to design and build their own home and today I have launched a review to ensure councils provide enough land and take proper consideration for these homes when making planning decisions in their area.*

*This will help more people get a foot on the housing ladder and support our building industry as we deliver the homes that this country needs.”*

**Speech by Former Secretary of State for Housing, Communities and Local Government at the RESI Convention (11 November 2020)**

2.75 The former Housing Secretary set out in his keynote speech to the RESI convention that one of the Government’s core objectives is *“having more diverse, competitive planning system and house building market”*.

2.76 Mr Jenrick went on to state that:

*“Thirty years ago, small builders accounted for 40% of new build homes. This has since fallen to just 12%. SMEs are vital for long-term housing delivery. Between 2010 and 2018, they were responsible for the creation of around 140,000 jobs.*

*Self-build and modular construction techniques have also struggled to gain a foothold.*

*This is bad not just for housing delivery, but also for the innovation and competition for the productivity of the UK economy. We want to make the UK a world leader and see the businesses taking root in the Midlands and the North grow, thrive, build more of those homes and see more of the product they rely on manufactured in the UK.”*

**The Chancellor of the Exchequers Spending Review (25 November 2020)**

- 2.77 The Chancellor, Rishi Sunak MP, announced £2.2bn of new loan finance to support housebuilders across the country, in his spending Review of November 2020 which included delivering ‘Help to Build’ for custom and self-builders, and funding for SMEs and modern methods of construction.

**Ministry of Housing, Communities and Local Government Planning Newsletter No.1 of 2021 (5 February 2021)**

- 2.78 The Planning Newsletter from Joanna Averley, Chief Planner, under the heading of ‘update on Self & Custom Housebuilding’ states that:

*“The Government believes self and custom build housing can play a crucial role in securing greater diversity in the housing market as well as helping to deliver the homes people want. Self and custom builders are well placed to build high quality, well designed homes that are energy efficient, accessible, affordable and welcomed by their communities...”*

*...We are undertaking a review of the effectiveness of the Self-build and Custom Housebuilding Act 2015 (‘Right to Build’) in the context of our wider planning reforms. Given the legislation has been in place since 2016, it is now time to consider whether the legislation is having the desired effect in supporting self and custom build nationally.*

*We are updating Planning Practice Guidance to provide greater clarity and certainty for authorities to bring more land forward. We are also publishing the data returns that local authorities have reported on self and custom build activity in their areas.*

*In addition, the Department is funding the Right to Build Task Force to provide expert support and guidance to local authorities in England to support the delivery of more self and custom build homes.”*

## Planning Practice Guidance (2021)

2.79 The Self-Build and Custom Housebuilding section first introduced on 1 April 2016 and last updated on 8 February 2021 (**Appendix AM5**).

2.80 Paragraph 038<sup>5</sup> provides guidance on what constitutes a suitable development permission in respect of meeting the Statutory Duty under the heading of ‘how can authorities record suitable permissions’. This states that:

*“The legislation does not specify how suitable permissions must be recorded. However, the following are examples of methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding:*

- *Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;*
- *Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and*
- *Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.*

*A relevant authority must be satisfied that development permissions being counted meet the legislative requirements”.*

2.81 It also sets out<sup>6</sup> 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.*

*Off-plan housing homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.”*

2.82 The benefits of self-build and custom housebuilding are set out at paragraph 16a<sup>7</sup> which explains that *“self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the*

<sup>5</sup> Paragraph: 038 Reference ID: 57-038-20210508

<sup>6</sup> Paragraph 016 Reference ID 57-016-20210208

<sup>7</sup> Paragraph 16a Reference ID: 57-016a-20210208

*design and layout of their home and can be innovative in both its design and construction”.*

- 2.83 Paragraph 011<sup>8</sup> details that *“local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance) to understand and consider future need for this type of housing in their area.”*
- 2.84 It goes on to explain that *“secondary data sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised”.*
- 2.85 The PPG sets out<sup>9</sup> that *“section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register”* and that *“the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”.*

**Ministry of Housing, Communities and Local Government Self and Custom Build Action Plan (24 April 2021)**

- 2.86 The Government’s self and custom build action plan was announced and published on Saturday 24 April 2021.

Press Release

- 2.87 The Press release identifies a new £150 million ‘Help to Build’ scheme to make it easier and more affordable for people to build their own homes
- 2.88 It sets out that *“the ‘Help to Build’ scheme will ensure that self and custom home building can become a realistic option to get onto the housing ladder through lower deposit mortgages”* through provision of *“an equity loan on the completed home, similar to the Help to Buy scheme”.*
- 2.89 It also explains that *“lowering the required deposit will free up capital, so people can build the home they want and need whether it’s a commissioned, made to order home, or a new design from scratch.”*

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<sup>8</sup> Paragraph 011 Reference ID: 57-011-20210208

<sup>9</sup> Paragraph 014 Reference ID: 57-014-20210508

2.90 Major lenders already signed up to the 95% mortgage guarantee scheme to help more people onto the housing ladder are cited as including Lloyds, Santander, Barclays, HSBC and Natwest with Virgin Money due to follow.

2.91 The benefits include that *“made to order homes allow people to customise the home they want”* and that *“this could include more office space, or a particular design to support a family’s requirements including for disabled or older people”* and the Government consider that *“self and custom build could deliver 30-40,000 new homes a year: a significant contribution to the country’s housebuilding ambitions.”*

2.92 Housing Secretary, Robert Jenrick MP, is quoted as saying:

*“Building your own home shouldn’t be the preserve of a small number of people, but a mainstream, realistic and affordable option for people across the country. That’s why we are making it easier and more affordable – backed by over £150 million new funding from the government.*

*The scheme we have launched today will help the thousands of people who’d like to build their own home but who’ve not yet considered it or previously ruled it out.*

*Our plans will help get more people on to the housing ladder, ensure homes suit people’s needs like home working or caring for relatives, whilst providing an important boost to small builders and businesses too.”*

2.93 The press release also detailed that the Prime Minister has commissioned Richard Bacon MP to lead a review on how they can scale up delivery of self and custom build homes.

#### Bacon Review Commissioning Letter

2.94 The letter from former Prime Minister, Boris Johnson MP, to Richard Bacon MP commissioning him to undertake a legislative review, highlights that the then Prime Minister considered that in respect of the housing market in this country:

*“Unlike housing markets elsewhere in the world, there is a lack of consumer choice and diversity of supply”*

2.95 The former Prime Minister was clear in stating considers that:

*“Self-Build and Custom Housebuilding can play a crucial role in increasing choice for consumers and ensuring people live in the homes that they want, and that are designed to meet their needs. We know that self and custom builders deliver high*

*quality, well-designed homes that are energy efficient, accessible, affordable and welcomed by their communities”.*

2.96 And that:

*“The place for self and custom building has also been amplified by coronavirus. As we build back better and emerge from the pandemic, we need to push ahead with expanding access in this market for more people.*

2.97 Mr Johnson concluded that:

*“Coronavirus has highlighted the importance of the places we all call home. Our homes should maximise our creativity, our productivity, and the quality of our lives. I am convinced, as I know you are, of the role of self-build in this ambition”.*

#### Policy Paper: Self and Custom Build Action Plan

2.98 The Action Plan identifies that:

*“The government is committed to increasing the number of self and custom build homes in this country and to establish it as a mainstream option for people to choose to get on the housing ladder or when moving home. The government has previously brought forward initiatives to tackle the barriers to the growth of the sector, and now we are bringing these initiatives and new ones together under one self and custom build action plan.”*

2.99 The three main barriers to growth identified by the Action Plan were:

1. Access to finance:

staged mortgage payments for such projects typically through smaller lenders at higher rates and lower loan to value which creates a barrier to first time buyers, younger people and those who don't already have substantial capital; and

2. Access to land:

Not enough serviced plots suitable for self and custom build available; and

3. Expertise/knowledge gap:

Emerging sector with limited available consultancy expertise with low wider knowledge base that acts as a barrier to self and custom build homes being delivered.

2.100 The Action Plan seeks to support sector growth through Government intervention as follows:

1. Access to finance:

- a. An initial £150 million to deliver low deposit mortgages and improve affordability of home ownership for self and custom builders; and
- b. £2.5 billion in short term loan finance for small and medium sized builders, innovation and custom build with funding available for serviced plots of 5 units or more.

2. Access to Land

- a. Brownfield Land Release Fund allocating £25 million to local authorities to bring forward serviced plots on public sector land;
- b. Legislative review to consider interventions and reforms to ensure the legislation is working;
- c. Collation and publication of local authority performance against the Statutory Duty; and
- d. Planning for the Future consultation that would allow authorities to identified sites for self and custom building in their Local Plan.

3. Expertise/knowledge gap:

- a. Further funding for the Right to Build Task Force to provide expertise and support on the implementation of the Right to Build.

4. Scaling up self and custom build:

- a. Commissioning ‘the Bacon Review’ to establish a plan to scale up self and custom build homes and to boost capacity and overall housing supply.

**National Planning Policy Framework (2021)**

2.101 The NPPF 2021 amended paragraph references with section five covered delivering a sufficient supply of homes and at paragraph 60 it makes clear that local authorities need to make sufficient provision of land with permission without delay to meet the needs of different groups.

2.102 Paragraph 61 said 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 28 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”.*

2.103 Annex 2 of the NPPF 2021 defined 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.”*

**Extract from The Bacon Review: House – How Putting Customers in Charge Can Change Everything (21 August 2021)**

2.104 The introduction to the Bacon Review outlines what self and custom housebuilding means. It sets out that:

*“At one extreme, people may find a plot and undertake every element of the build themselves - a home that is literally self-built. At the other extreme, people may select a model home from a catalogue and have it erected for them on their chosen serviced plot, which they have purchased from a landowner or builder. What both approaches have in common is that it is the customer who makes the key design and lay-out decisions, rather than a developer building a home speculatively in the hope that, at some point, someone might like it enough to buy it. “Self-build” is increasingly associated with a home built on a single plot. By contrast, “custom build” involves homes built by professionals on behalf of new homeowners on permissioned serviced plots in line with a framework of rules that define the nature and delivery of the site.”*

2.105 The Bacon Review outlines six recommendations to the Prime Minister for scaling up self-commissioned homes to boost capacity and overall housing supply.

### **House of Lords 1<sup>st</sup> Report of Session 2021/22: Meeting Housing Demand (10 January 2022)**

- 2.106 The House of Lords report explains at paragraph 28 that approximately 11,000 self-build homes are built each year and of these less than 10% of those homeowners were physically involved in the building work.
- 2.107 Table 2 sets out the key housebuilding sectors and identifies a current output of around 13,000 self-build and custom housebuilding units per annum provided by people organising development themselves (usually using SME builders). In terms of potential output it states that:
- “Self-build and custom housebuilding could increase significantly...growth of an extra 5,000 homes per year could be achieved in the next few years, under the right circumstances”.*
- 2.108 At paragraph 107 the report states that *“an additional way of increasing the availability of small sites is to grow the number of self-commissioned new homes”* noting that in some markets, such as Austria, Germany, Poland and Japan, self-commissioned housing is the dominant form of housebuilding.

### **Government Response to the Bacon Review (June 2022)**

- 2.109 The foreword to the Governments response explains that the recommendations of the bacon Review match the Governments ambitions for the self and custom build sector and that they will be taking forward a number of these.
- 2.110 It details how a number of recommendations touch on existing legislation in the Self-build and Custom Housebuilding Act 2015 and that these recommendations intersect with the findings from the government review of the Self-build and Custom Housebuilding legislation which took place over summer 2021.
- 2.111 It goes on to state that part of the Levelling Up and Regeneration Bill the Government intends to bring forward legislation to support the delivery of more self and custom build housing, to meet the needs of those who have registered an interest in self and custom build homes and will consider whether additional changes are needed to planning policies.

### Extract from Hansard (13 December 2022)

2.112 On 13 December 2022 in debating amendments to the Levelling Up and Regeneration Bill, Hansard records show that the following proposed amendment to the Self-Build and Custom Housebuilding Act (as amended) was added to the Bill:

*“New Clause 68*

*Duty to grant sufficient planning permission for self-build and custom housebuilding.*

*“In section 2A of the Self-build and Custom Housebuilding Act 2015 (duty to grant planning permissions etc)—*

*(a) in subsection (2)—*

*(i) omit “suitable”;*

*(ii) for “in respect of enough serviced plots” substitute “for the carrying out of self-build and custom housebuilding on enough serviced plots”;*

*(b) omit subsection (6)(c).”*

*This new clause provides that planning permission only qualifies towards meeting the demand for self-build and custom housebuilding under section 2A(2) of the Self-build and Custom Housebuilding Act 2015 if it is actually for self-build and custom housebuilding. The new clause will be inserted after clause 108.*

*Brought up and added to the Bill.”*

2.113 The Housing Minister, Lucy Frazer, stated that:

*“We are making it easier for people to access suitable plots to build their own homes. We are building on the immense work of my hon. Friend the Member for South Norfolk (Mr Bacon). We recognise the importance of self-build and custom housebuilding, and new clause 68 clarifies the duty on authorities to provide for plots for such homes in their planning decisions.”*

2.114 Richard Bacon MP proposed two additional new clauses 115 and 112, the former proposing further tightening of the way in which permissions can count towards the statutory duty. Mr Bacon stated that:

*“My proposals...would substantially increase the likelihood that more supply will come forward, which is what we need if we are to create a world in which more people on ordinary incomes have the chance to bring forward their own schemes and have a dwelling or their own.”*

2.115 In response, the Housing Minister set out that:

*“I have already mentioned the considerable work that my hon. Friend the Member for South Norfolk (Mr Bacon) has done on custom build and self-build. The Government strongly believe that self-build and custom-build housing can play a crucial role as part of a wider package of measures to boost home ownership and diversify the housing market, as well as helping to deliver the homes that people want. We will look to see whether we can further tighten up any legislation, taking on board his thoughts and comments.”*

**Levelling Up and Regeneration Bill Third Marshalled List of Amendments  
(February 2023)**

2.116 On 24 February 2023 further amendments were published by the Government that is being brought to the Lords through the Levelling Up and Regeneration Bill which allows for regulations to be made to define the types of development permission that count under the duty to grant permission and roll forward any unmet demand from earlier Base Periods.

2.117 The further amendments proposed are:

*“Clause 115, page 148, line 30, at end insert—*

*“(aa) after subsection (5) insert—*

*“(5A) Regulations may make provision specifying descriptions of planning permissions or permissions in principle that are, or are not, to be treated as development permission for the carrying out of self-build and custom housebuilding for the purposes of this section.”;*

***Member's explanatory statement***

*This amendment allows the Secretary of State to specify descriptions of planning permissions or permissions in principle that will count as development permissions for the purpose of a local planning authority complying with its duty to meet the demand for self-build and custom housebuilding in its area.”*

2.118 And:

*“Clause 115, page 148, line 30, at end insert—*

*“(ab) in subsection (6), for paragraph (a) substitute—*

*“(a) the demand for self-build and custom housebuilding in an authority's area in respect of a base period is the aggregate of—*

- 1. the demand for self-build and custom housebuilding arising in the authority's area in the base period; and*
- 2. any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period and in relation to which—*

*(A) the time allowed for complying with the duty in subsection (2) expired during the base period in question, and*

*(B) the duty in subsection (2) has not been met;*

*(aa) the demand for self-build and custom housebuilding arising in an authority's area in a base period is evidenced by the number of entries added during that period to the register under section 1 kept by the authority;”;*

**Member's explanatory statement**

*This amendment provides that the demand for self-build and custom housebuilding in an authority's area in a particular 12-month base period should be treated as including any demand from an earlier 12 month base period which has not been met within the time period allowed for complying with the duty to meet that demand.”*

**The Bacon Review Update: House Extension 2023 (July 2023)**

2.119 The Bacon Review update – two years post publication of the original Bacon Review – sets out that in respect of self-build and custom housebuilding:

*“The support within Government is as strong as I have known”*

2.120 It provides a progress report on the six recommendations of the original review and explains how *“the new Clause 117 in relation to self-build and custom housebuilding will, when commenced, require that a development permission will only count in meeting the duty if it is actually for custom and self-build homes.”*

2.121 In addition to which the progress report details that the proposed legislative amendments would also *Provide for the Government to introduce additional much*

*needed regulations to specify the types of planning permissions that should be counted towards a local authority's statutory duty to meet the demand for custom and self-build homes in its area and, importantly, also makes abundantly clear that demand for custom and self-build homes in an area which is not met in a specific year is rolled over to the next".*

### **Secretary of State Speech: Long-term plan for housing (24 July 2023)**

2.122 The Secretary of State for Levelling Up, Housing and Communities, Michael Gove MP, in setting out the Government's long term plan for housing explained that they would be:

*"Making more resources available to support custom and self-build homes".*

### **Conclusions on Self-Build and Custom Housebuilding as an Important Material Consideration**

2.123 Central Government has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for the past decade, starting with the 2011 Housing Strategy for England, and it is clear that there is national demand for this type of housing.

2.124 As recently as April 2021 the Government announced an Action Plan intended to scale up delivery and provide funding support for self and custom-builders and more recently, the 'Bacon Review' made a series of recommendations to Government to scale up the delivery of self-build and custom housebuilding.

2.125 The Government announced these recommendations will be considered through the Levelling Up and Regeneration Bill (LURB) and have proposed changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) to ensure that only permissions genuinely for self-build and custom housebuilding are counted towards addressing the statutory duty to meet Register demand, any unmet demand is carried forward and that regulations will specify which types of development permission count towards the duty.

2.126 The requirement to deliver Self-Build and Custom Build homes is enshrined in statute and within national policy through both the NPPF 2021 and the PPG

2.127 Local authorities are required to address this through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising within

their administrative area and examining secondary data sources in addition to their Register numbers to obtain a robust assessment of demand.

# The Development Plan and Other Material Considerations

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## 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 St Albans City & District Council's Development Plan comprises the District Local Plan Review 1994, Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document (2012) and Hertfordshire County Council Minerals Local Plan (2007)
- 3.3 Other material considerations relevant to the appeal proposals include the emerging New Local Plan 2020-2038, the National Planning Policy Framework (2021), the Planning Practice Guidance (ongoing updates), the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act), and the Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations (2016).

### **The Development Plan**

#### District Local Plan Review (1994)

- 3.4 The District Local Plan Review was adopted in November 1994. The Planning and Compulsory Purchase Act 2004 provided for the saving of policies in adopted local plans for a period of 3 years from the start date of the Act (28 September 2004). As such, a Direction was made saving specified policies of the St Albans Local Plan beyond 27<sup>th</sup> September 2007.
- 3.5 The District Local Plan does not contain any policies relating to Self-Build or Custom Housebuilding.

## Other Material Considerations

### Emerging St Albans New Local Plan 2020-2038

- 3.6 The Emerging St Albans Local Plan is at an early stage in its development. A public consultation on a Draft Local Plan (Regulation 18) is scheduled to run from 12 July to 25 September 2023.
- 3.7 At paragraph 1.34, the emerging Plan identifies that within St Albans there is a clear need for more new homes because of the national situation, high house prices and also a need for more local people to have the opportunity to live and work where they were brought up. It explains that *“to do this, the district needs in particular a supply of first family homes to purchase, affordable homes to rent and buy, and to provide opportunities for downsizing, custom and self-build”*.
- 3.8 Emerging Policy LG1: Broad Locations, sets out that proposals within the defined Broad Locations must adhere to a series of criteria. At LG1(i) it seeks 3% of homes to be provided for custom or self-build housing.
- 3.9 The Regulation 18 Plan sets out at emerging Policy LG4: Large, Medium and Small Sites, requires sites identified within this policy designation to comply with a range of criteria. At LG4(g) it seeks 3% of homes on Large Sites to be provided for custom or self-build housing.
- 3.10 At emerging Strategic Policy SP4: Housing, it states that to provide good quality housing that meets the needs of all parts of society the Council will seek a series of requirements, including *“to diversify the housing market and increase consumer choice through encouraging self-build and custom build homes in suitable sustainable locations”*
- 3.11 The consultation draft Plan includes emerging Policy HOU5: Self-Build and Custom-Build Housing. There are four sub-criteria to the policy as follows:
- (b) *“Requires that on Broad Locations and housing sites with a capacity of 100+ dwellings 3% of the total of the developable plots be provided for self-build and custom-build;*
- (c) *Encourages self-build housing and custom-build housing for residential development proposals of 10 homes or more (Use Class C3) in suitable, sustainable locations;*

*(d) Will seek a mix of self-build and custom-build plots to be made available as informed by the Council’s Self-Build and Custom Housebuilding Register;*

*(e) Expects that where a plot has been made available and marketed appropriately for at least 12 months but has not sold, the plot must either remain on the open market for self-build or custom-build or be offered to the Council or a Registered Provider before being built out by the developer for market housing.”*

National Planning Policy Framework (2021)

3.12 Paragraph 61 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 62 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 28 of the NPPF 2021 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”*

3.13 Annex 2 of the NPPF 2021 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)

3.14 The Self-Build and Custom Housebuilding section was first introduced on 1 April 2016 and last updated on 8 February 2021.

3.15 Paragraph 038<sup>10</sup> provides guidance on what constitutes a suitable development permission in respect of meeting the Statutory Duty under the heading of ‘how can authorities record suitable permissions’. This states that:

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<sup>10</sup> Paragraph: 038 Reference ID: 57-038-20210508

*“The legislation does not specify how suitable permissions must be recorded. However, the following are examples of methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding:*

- Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;*
- Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and*
- Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.*

*A relevant authority must be satisfied that development permissions being counted meet the legislative requirements”.*

- 3.16 It also sets out<sup>11</sup> 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. Off-plan housing homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.”*
- 3.17 The benefits of self-build and custom housebuilding are set out at paragraph 16a<sup>12</sup> which explains that *“self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction”.*
- 3.18 Paragraph 011<sup>13</sup> details that *“local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance) to understand and consider future need for this type of housing in their area.”*

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<sup>11</sup> Paragraph 016 Reference ID 57-016-20210208

<sup>12</sup> Paragraph 16a Reference ID: 57-016a-20210208

<sup>13</sup> Paragraph 011 Reference ID: 57-011-20210208

- 3.19 It goes on to explain that “secondary data sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised”.
- 3.20 The PPG sets out<sup>14</sup> that “section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register” and that “the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”

#### The Self-Build and Custom Housebuilding Act (2015)

- 3.21 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
- 3.22 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.”

#### The Housing and Planning Act (2016)

- 3.23 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

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<sup>14</sup> Paragraph 014 Reference ID: 57-014-20210508

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.

- 3.24 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 windfalls or as part of a larger site.

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

- 3.25 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).”*

**Conclusions on the Development Plan and Other Material Considerations**

- 3.26 The saved policies of the District Local Plan Review (1994) do not contain any reference to Self-Build or Custom Housebuilding whilst the emerging plan is at an early stage of development, has yet to be tested at Examination in Public and has a number of unresolved objections.
- 3.27 The 2015 Self-Build and Custom Housebuilding Act (as amended) places a statutory duty on the council to have met demand arising from each Base Period of its Register within three years of the end of each Base Period.
- 3.28 The PPG is clear that to undertake a robust assessment of demand the register is supplemented with secondary data sources to understand and consider future needs for this type of housing.

# Self-Build and Custom Housebuilding Demand in St Albans

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## Section 4

### Housing Market Assessments

- 4.1 The most recent assessment of housing needs in St Albans is the South West Hertfordshire Local Housing Needs Assessment 2020.

#### South West Hertfordshire Local Housing Needs Assessment (2020)

- 4.2 The Local Housing Needs Assessment (LHNA) acknowledges that the NPPF sets out that within the context of the standard method, *“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)”*.
- 4.3 At paragraph 8.3 the LHNA states that *“the local authorities are developing policies on self-build and custom housebuilding within their local plans. These are likely to include a general encouragement for such housing or to be percentage-based, similar to the approach with affordable housing whereby a percentage of self and custom-built homes are required on sites above a set threshold (e.g., 5% on sites for 100+ homes)”*.
- 4.4 The LHNA considers the Housing White Paper (Fixing our Broken Housing Market; 2016) and notes that it makes it clear that custom and self-build is an important part of the Government’s strategy to solve the housing crisis, along with support for small and medium-sized (SME) builders, innovative offsite methods of construction and a simpler planning system.
- 4.5 With respect to demand and supply within the district, paragraph 8.9 of the LHNA notes that on 1 January 2020 the number of individuals registered on the local authority self-build and custom housebuilding registers in South West Hertfordshire was 709. This includes 109 registered in Dacorum, 48 in Hertsmere, 450 in St. Albans, 65 in Three Rivers and 37 in Watford.
- 4.6 It is noted at paragraph 8.25 that, where they are available, smaller land lots are attracting selfbuild/custom-build parties.

- 4.7 The LHNA identifies that between 2013 and 2018 there were 195 single dwelling completions in St Albans and suggests that these could be seen as a proxy for self and custom build development. However, it does not indicate whether any of these meet the statutory definition of self-build and/or custom housebuilding.

#### **The Self-Build Register in St Albans City and District**

- 4.8 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. From 31 October 2016 amendments to the regulations<sup>15</sup> 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.
- 4.9 Freedom of Information (FOI) data obtained from the Council (**Appendix AM1**) provides an illustration of the Council's Self-Build Register numbers as shown by figure 4.1, which is also supplemented by information taken from the Council's 2022 Authority Monitoring Report (AMR).

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<sup>15</sup> Through the Housing and Planning Act (2016)87

Figure 4.1: St Albans Self-Build Register

Base Period	Entries		Date by which demand must be met
	Individual	Association of Individuals	
<b>1</b> (1 April 2016 to 30 October 2016)	108	0	30 October 2019
<b>2</b> (31 October 2016 to 30 October 2017)	140	1*	30 October 2020
<b>3</b> (31 October 2017 to 30 October 2018)	104	0	30 October 2021
<b>4</b> (31 October 2018 to 30 October 2019)	87	0	30 October 2022
<b>5</b> (31 October 2019 to 30 October 2020)	76	0	30 October 2023
<b>6</b> (31 October 2020 to 30 October 2021)	130	2**	30 October 2024
<b>7</b> (31 October 2021 to 30 October 2022)	87	0	30 October 2025
<b>Totals</b>	<b>732</b>	<b>3</b>	
	<b>735<sup>16</sup></b>		

Source: FOI Response (18 April 2023); St Albans Authority Monitoring Report (2022)

\*4 Individuals in 1 group according to Authority's Monitoring Report 2022

\*\*9 Individuals in 2 groups according to Authority's Monitoring Report 2022

4.10 The FOI response indicates a need for at least 735 plots by 30 October 2025 – but did not specify how many members were in each association. The data contained within the Councils AMR provides clarity on this and shows across the three associations there were a total of 13 members. Resultantly, there is a need for at least 745 plots by 30 October 2025.

4.11 The evidence demonstrates that demand for self-build and custom housebuilding plots in the district is substantial.

### Secondary Data Sources

4.12 Although the 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

<sup>16</sup> There is a total need for 745 plots when taking into account the number of individuals within each of the two associations of individuals

on a rolling basis each year by the Council, it cannot predict longer term demand for plots.

4.13 In my opinion 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. I consider that the numbers on the Self-Build Register can therefore be an under-representation of latent demand.

4.14 The Self-Build and Custom Housebuilding section of the PPG<sup>17</sup> explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area. It states that:

*“Secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”*

4.15 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 also clear<sup>18</sup> 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”*

#### Buildstore Custom Build Homes

4.16 The industry leading building plot search website is Plot-Search, operated by Custom Build Homes. Information received from Custom Build Homes (**Appendix AM6**) indicates that in July 2023 within the St Albans City and District administrative area there were 1,413 registrants on Buildstore Custom Build Homes platforms within the authority area who are seeking a serviced plot to self or custom build.

4.17 At Parish level, the Custom Build Homes data found that in July 2023 there were 126 registrants on Custom Build Homes Group databases with addresses within Colney Heath Parish who are seeking a serviced plot to self or custom build (9% of authority-wide demand).

<sup>17</sup> Paragraph: 011 Reference ID: 57-011-20210208

<sup>18</sup> Housing Needs of Different Groups section, Paragraph 003 Reference ID 67-003-20190722

- 4.18 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 and those on the Buildstore Plot-Search and Custom Build Register platforms indicate that there is a substantial level of demand within St Albans City & District, and within Colney Heath Parish.

#### Ipsos Mori and NaCSBA Polling

- 4.19 In addition, other data sources indicate that the actual demand for Self-Build and Custom Housebuilding development plots is higher than indicated by the Council's Self-Build Register including Ipsos Mori statistics and ONS population estimates.
- 4.20 The Ipsos Mori statistics commissioned by NaCSBA have consistently shown<sup>19</sup> that 1 in 50 of the adult population want to purchase a Self-Build or Custom Build home over the next 12 months.
- 4.21 When taking into account the St Albans adult population (115,992<sup>20</sup> based on ONS data) it is estimated that as many as 2,320 people may be interested in building their own home in the foreseeable future.

#### AMA Market Research

- 4.22 Data collected at a national level by AMA Market Research<sup>21</sup> indicates that self and custom build accounts for around 7-10% of housebuilding across the UK. Applying this 7-10% range to the housing need identified by the standard method for St Albans<sup>22</sup> would result in a need for between 62 to 89 self-build and custom housebuilding plots per annum.
- 4.23 Applying this range to the emerging St Albans New Local Plan which is proposed to run from 2020 to 2038 would result in an overall need for between 1,116 and 1,602 self-build and custom housebuilding plots.
- 4.24 The importance of secondary data sources was recognised by Inspector Mike Hayden in the 11 August 2020 appeal decision in relation to land at Pear Tree Lane, Euxton<sup>23</sup>. In his report at paragraph 60, Inspector Hayden held 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*

<sup>19</sup> 2013, 2014, 2015, 2016 and 2020 surveys of 2,000 adults with survey data weighted to the known population profile

<sup>20</sup> ONS population estimates by local authority based by single year of age [extracted from NOMIS 18 July 2023]

<sup>21</sup> House of Commons Briefing Paper No. 06784 – Self-Build and Custom Build Housing (England)

<sup>22</sup> 887 dwellings per annum

<sup>23</sup> CD-14.3

*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 service. 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".*

4.25 Paragraph 60 concluded that:

*"They provide evidence of a greater level of demand for self-build than the Council's register shows."*

4.26 The relevance of the use of secondary data sources was also referred to in the June 2021 appeal decision relating to land off Bullens Green Lane, Colney Heath<sup>24</sup> with Inspector Masters setting out at paragraph 50 of her decision how *"the Planning Practice Guidance advises that local authorities should use the demand data from registers, supported by additional data from secondary sources, to understand and consider future need for this type of housing in their area."*

4.27 She went on at paragraph 51 to explain that *"neither authority has an up-to-date assessment of likely future demand for this type of housing in line with the planning practice guidance"* and that *"the appellant provided detailed evidence in relation to the Custom Build Register, none of which was disputed"*.

4.28 In setting out how the relevant authorities had not met their statutory duty, Inspector Masters found at paragraph 51 that *"taking into account other secondary data sources, these shortfalls may well be on the conservative side"*.

4.29 True demand for Self-Build and Custom Housebuilding can therefore be expected to lie between the 732 individuals and three associations of individuals currently registered on the Council's Self-Build Register and could be as high as 977 people when using national data<sup>25</sup> as a proxy, 1,292 when AMA Market Research data is utilised, and 1,353 when analysis of secondary data sources such as building plot search websites is undertaken in line with the provisions of the PPG.

4.30 It is relevant to note that a national survey in 2016<sup>26</sup> 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.

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<sup>24</sup> CD-14.6

<sup>25</sup> Based on ONS population estimates by local authority based by single year of age [extracted from NOMIS 18 July 2023]

<sup>26</sup> Ipsos Mori polls commissioned by NaCSBA between 2014 to 2020

### **Conclusions on Self-Build and Custom Housebuilding Demand in St Albans**

- 4.31 The Council's Self-Build Register demonstrates that demand in the district is very high, but whilst the 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, but it cannot predict longer term demand for plots.
- 4.32 In my opinion 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. I consider that the numbers on the Self-Build Register can therefore be a significant under-representation of latent demand.
- 4.33 The industry leading building plot search website is Plot-Search, operated by Buildstore Custom Build Homes. Information received from Buildstore Custom Build Homes indicates that<sup>27</sup> within the St Albans administrative area<sup>28</sup> there were 1,413 registrants on their platforms within the authority area who are seeking a serviced plot to self or custom build.
- 4.34 At Parish level, the Buildstore Custom Build Homes data found that in July 2023 there were 126 registrants on their platforms within Colney Heath Parish as seeking a plot to self or custom build (9% of authority-wide demand).
- 4.35 Other secondary data sources indicate that as many as 2,320 people may be interested in building their own home in the foreseeable future when Ipsos Mori and NaCSBA polling data is applied on a local level, or between 1,116 and 1,602 over the emerging Plan period when AMA Market Research data is applied locally.
- 4.36 The importance of secondary data sources was recognised by Inspector Hayden in the Pear Tree Lane decision and Inspector Masters in the Bullen's Green Lane, Colney Heath decision.
- 4.37 The appellant recognises that there is a substantial level of unmet need for this tenure of housing in St Albans. The importance placed upon the provision of Self-Build and Custom Housebuilding plots by statute and by both the NPPF and the PPG has also been recognised by the appellant.

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<sup>27</sup> In July 2023

<sup>28</sup> Based upon the postcodes within the St Albans administrative boundary.

# Self-Build and Custom Housebuilding Supply in St Albans

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## Section 5

### Past Delivery of Self-Build and Custom Housebuilding in St Albans

- 5.1 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.
- 5.2 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.
- 5.3 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.
- 5.4 The Council has a statutory duty to meet the demand arising from those on the Register within three years of the end of the Base Period. It is important to acknowledge that the legislation is clear at Section 2A(2) of the amendments to the 2015 Act that *"an authority to which this section applies must give suitable development permissions in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period"* (emphasis added).
- 5.5 It goes on at Section 2A(6)(a) to states that *"the demand for self-build and custom housebuilding arising in an authority's area in a base period is the demand as evidenced by the number of entries added during that period to the register"* (emphasis added).
- 5.2 The primary legislation is clear that performance against the statutory duty applies to the need arising within a Base Period and relates to the number of entries that were

added during that Base Period – and not against any retrospective revisions to a Self-Build Register.

- 5.3 This is of particular relevance to Base Periods 1, 2, 3 and 4 as the Council must have met their statutory duty in relation to demand arising from these four Base Periods by 30 October 2022.
- 5.4 The Council now has until 30 October 2023 to address any shortfall from the previous four Base Periods as well as meeting demand that arose within Base Period 5.
- 5.5 When the legislation is correctly applied to the Council's Register the result is:
- To meet Base Period 1 demand and comply with their statutory duty, a total of 108 plots must have been consented by 30 October 2019;
  - To meet Base Period 2 demand and comply with their statutory duty, a further 144 (140 individuals and one group of 4 individual) plots must have been consented by 30 October 2020;
  - To meet Base Period 3 demand and comply with their statutory duty, a further 104 plots must have been consented by 30 October 2021;
  - To meet Base Period 4 demand and comply with their statutory duty, a further 87 plots must have been consented by 30 October 2022.
  - To meet Base Period 5 demand and comply with their statutory duty, a further 76 plots must have been consented by 30 October 2023.
- 5.6 In undertaking analysis of the Councils self and custom build supply position (**Appendix AM7**), Tetlow King Planning have reviewed all the permissions that the Council seeks to include against the criteria set out at paragraph 038 of the Self-Build and Custom Housebuilding Section of the PPG. The examples cited within the PPG as to what may constitute a suitable development permission that such an assessment should be measured against are:
- Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;
  - Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and

- Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.
  - A relevant authority must be satisfied that development permissions being counted meet the legislative requirements.
- 5.7 Of the 150 application references provided by St Albans City & District Council in their FOI response, **118 applications** (delivering 120 dwellings) contained no evidence whatsoever within the application material that the proposal is for, or includes, Self-Build and/or Custom Housebuilding.
- 5.8 Consequently, Tetlow King's analysis against the criteria listed at paragraph 038 of the PPG found a total of **just 31 applications** (delivering 31 units) where there was any evidence in the application material that they were for self-build and custom housebuilding.
- 5.9 It is important to note that in the Housing and Planning Act 2016 Self-Build and Custom Housebuilding” is defined as the building or completion of houses to be occupied as homes by those individuals, by—
- (a) individuals,
  - (b) associations of individuals, or
  - (c) persons working with or for individuals or associations of individuals.
- 5.10 Notably, the Act is explicit that *'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'*. As such, the 118 applications for which there is no evidence of input into design by the applicant nor evidence that the applicant will live in the dwelling cannot be counted as it there is no evidence that it complies with the legislative definition.
- 5.11 In addition to the PPG paragraph 038 measures outlined above, I have also considered whether a condition has been attached to secure the provision of self-build and custom housebuilding plots or whether a Section 106 Agreement/Unilateral Undertaking was signed to secure the provision of self-build and custom housebuilding plots.
- 5.12 Not a single example of an approval for a dwelling with a condition attached securing the scheme as self-build or custom housebuilding was found. nor were any examples of S106s or UUs relating to Self-Build or Custom Housebuilding found. This was despite the fact that the Bullens, Green lane, Colney Heath (**CD-14.6**) appeal decision secured 10 serviced plots by legal agreement – five in each authority area.

Figure 5.1: Outcomes of Tetlow King analysis

Outcome of Analysis of Permissions	No. of Applications
Date of consent means that it fails the 2016 Self-Build and Custom Housebuilding (Time for Compliance and Fees Regulations)	0
No evidence within application material that proposal is for, or includes, self-build and custom housebuilding	119
Duplication, superseded or otherwise invalid	0
DAS/PS/App form is clear that it is for self-build or custom housebuilding	31
Self-build or custom housebuilding secured by Condition	0
Self-build or custom housebuilding secured by S106/UU	0
<b>TOTAL</b>	<b>150</b>

5.13 Figure 5.1 illustrates the outcomes of my analysis of all 150 applications claimed by the Council to constitute its supply of suitable self-build and custom housebuilding permissions.

5.14 Cumulatively therefore my assessment showed, of those applications which did contain evidence that they were for self or custom build:

- A total of 13 plots should be counted towards meeting Base Period 1 demand;
- A total of 7 plots should be counted towards meeting Base Period 2 demand;
- A total of 4 plots should be counted towards meeting Base Period 3 demand;
- A total of 7 plots should be counted towards meeting Base Period 4 demand; and
- A total of 0 plots should be counted towards meeting Base Period 5 demand.

5.15 The data at figure 5.2 shows a clear under-provision in Base Periods 1, 2, 3 and 4, and by 30 October 2022 the shortfall stood at 412 plots. The Council is on course for a further shortfall of 76 plots against Base Period 5 demand by 30 October 2023.

Figure 5.2: Performance against the Statutory Duty in accordance with the Legislative Framework up to 30 October 2023

Base Period	Start and Finish Dates	No. of Individuals on the Register	No. of individuals within Associations on the Register	Date by which permissions must be granted	No. of Suitable Development Permissions Granted	Surplus/Shortfall by Base Period	Cumulative Surplus/Shortfall
1	31 April 2016 to 30 October 2016	108	0	30 October 2019	13	-95	-95
2	31 October 2016 to 30 October 2017	140	4	30 October 2020	7	-137	-232
3	31 October 2017 to 30 October 2018	104	0	30 October 2021	4	-100	-342
4	31 October 2018 to 30 October 2019	87	0	30 October 2022	7	-80	-412
5	31 October 2019 to 30 October 2020	76	0	30 October 2023*	0*	-76*	-488*
<b>TOTAL</b>		<b>519</b>		<b>TOTAL</b>	<b>31</b>	<b>-488*</b>	

Source: FOI Response (18 April 2023)

\*3-year period to address Base Period 5 demand not yet ended

- 5.16 Cumulatively, the Council must have consented 443 plots to meet demand arising from Base Periods 1, 2, 3 and 4 by 30 October 2022 however my analysis of the Council's approach to monitoring based on the FOI response indicates that this has not been achieved with a total of just 31 plots consented over that period.
- 5.17 By way of comparison, when Inspector Masters allowed the Bullens Green lane, Colney Heath appeal (**CD-14.6**) awarding substantial weight to the provision of 10 serviced plots (5 per authority area) the shortfall in St Albans stood at 188 plots – it has since increased by 120% to 412 plots.
- 5.18 The Council now have until 30 October 2023 to deliver 488 plots otherwise it will fail in its statutory duty for the fifth year running. In the event of such a scenario occurring – which seems almost certain - this would mean that the shortfall in serviced plots provision in St Albans had increased by 160% since Inspector Masters appeal decision was issued.

#### **Future Supply of Self-Build and Custom Housebuilding in St Albans**

- 5.19 The emerging Plan sets out at emerging Policy LG1 that proposals within the Broad Locations (defined as large urban extension of 250 or more homes) 3% serviced plot provision will be sought.
- 5.20 The Broad Locations and the anticipated 3% serviced plot provision arising from each in the emerging Plan are shown at figure 5.3.

Figure 5.3: Emerging Plan Policy Expectations from Broad Locations

Broad Location	No. of Dwellings Proposed	3% serviced plot provision
North Hemel Hempstead	1,500	45
East Hemel Hempstead (North)	1,600	48
East Hemel Hempstead (South)	2,400	72
North St Albans	1,146	34
North East Harpenden	762	23
West of Redbourn	593	18
East of St Albans	522	16
Glinwell, St Albans	436	13
West of London Colney	405	12
North West Harpenden	293	9
Harper Lane, near Radlett	274	8
<b>Totals</b>	<b>9,931</b>	<b>298</b>

Source: Draft Local Plan 2041 Regulation 18 Consultation

- 5.21 The emerging Plan also seeks 3% serviced plot provision on the 'Large Sites'. Two 'Large Sites' allocations are proposed for allocation in the emerging plan and the anticipated 3% serviced plot provision arising from these are shown at figure 5.4.

Figure 5.4: Emerging Plan Policy Expectations from Large Sites

Large Sites	No. of Dwellings Proposed	3% serviced plot provision
Burston Nurseries	180	5
West of Watling Street	104	3
<b>Totals</b>	<b>284</b>	<b>8</b>

Source: Draft Local Plan 2041 Regulation 18 Consultation

- 5.22 Cumulatively across the emerging Plan period to 2041, the emerging plan would make provision for a total of just 306 serviced plots. It is important to view this in the context of the existing shortfall across Base Periods 1, 2, 3, 4 and 5 already standing at 488 plots.
- 5.23 The emerging Plan strategy would only address 62% of the shortfall that already exists, and that is before one even considers the need for a further 226 plots arising from Base Periods 6 and 7.

- 5.24 Emerging Policy HOU5 “requires” Broad Locations and sites of 100+ dwellings to make provision for 3% serviced plots provision, but merely “encourages” such provision on sites of 10 or more dwellings. I consider it highly unlikely that such a form of wording would result in any meaningful increase in supply above that ‘required’ to be provided on the Broad Locations and Large Sites.
- 5.25 Across the seven Base Periods to date there is a need for 745 serviced plots, equivalent to an average of 106 people per annum joining the Register.
- 5.26 The Councils September 2022 Local Development Scheme (LDS) does not anticipate adoption of the emerging Plan until at least December 2025, just over two years from now. If the average rate of entries to the register continues between now and the time by which the Council anticipates adopting the emerging Plan, then the result would be that there would be a need for a total of 1,063 plots<sup>29</sup> arising from the Register.
- 5.27 In addition to which, the emerging Plan strategy is heavily reliant upon large urban extension sites for its supply of serviced plots which will take a number of years to come forward and it is considered unlikely that serviced plot provision would be included within the early phases of such schemes.
- 5.28 The emerging Plan strategy appears destined to fail to meet both the existing shortfall and anticipated future needs for self-build and custom housebuilding. The future supply of serviced plots in St Albans City & District appears highly uncertain without sites such as the appeal site.

### **Conclusions on Self-Build and Custom Housebuilding Supply in St Albans City & District**

- 5.29 Just 31 permissions (providing 31 plots) within the supply provided by the Council’s FOI response contained evidence within the application material that they were for, or provided an element of, self-build and custom housebuilding where the initial owner has had, or will have, primary input into design and layout.
- 5.30 This resulted in a total of 13 plots towards Base Period 1 demand, 7 plots towards Base Period 2 demand, 4 plots towards Base Period 3 demand and 7 towards Base Period 4 demand.

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<sup>29</sup> 745 plots across Base Periods 1-7 and a further 318 across Base Periods 8-10 (assuming 106 pa entries average continues)

- 5.31 This constitutes a shortfall of 95 plots in Base Period 1, 137 plots in Base Period 2, 100 in Base Period 3 and a further 80 in Base Period 4. Cumulatively, by the end of Base Period 4, the shortfall stood at 412 plots.
- 5.32 The emerging Plan strategy appears destined to fail to meet both existing unmet needs as well as future needs for this type of housing. There is a very substantial level of unmet need for this tenure of housing in St Albans which the appeal proposals would help to address.

# Weight to be attributed to the provision of Self-Build and Custom Housebuilding

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## Section 6

### Introduction

- 6.1 The Government attaches weight to achieving the objective of significantly boosting the supply of homes. The NPPF 2021 is clear at paragraph 60 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 and that the needs of groups with specific housing requirements are addressed.
- 6.2 Paragraph 61 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 62 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.
- 6.3 The most recent assessment of the housing needs of specific groups for St Albans – the South West Hertfordshire Local Housing Needs Assessment (2020) – provides some consideration of self-build and custom housebuilding and references secondary data via Buildstore to consider demand for Self-Build and Custom Housebuilding. The data at that time showed 450 people registered their details on the Buildstore register.
- 6.4 The industry leading building plot search website is Plot-Search, operated by Buildstore Custom Build Homes. Information received from Buildstore Custom Build Homes indicates that<sup>30</sup> within the St Albans administrative area<sup>31</sup> there were 1,413 registrants on Custom Build Homes' Right to Build Register within the authority area who are wishing to create their own customisable home.
- 6.5 At Parish level, the Custom Build Homes data found that in July 2023 there were 126 registrants on Buildstore Custom Build Homes platforms within Colney Heath Parish who are seeking a serviced plot to build or commission their own home (9% of authority-wide demand).

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<sup>30</sup> At July 2023

<sup>31</sup> Based upon the postcodes within the St Albans City & District administrative boundary.

- 6.6 There is no adopted policy specifically relating to Self-Build and Custom Housebuilding within the Development Plan and the emerging Local Plan is at an early stage of development, has yet to be tested at Examination in Public and has a number of unresolved objections.
- 6.7 Of the 150 approvals the Council claim to constitute their supply of self-build and custom housebuilding, just 31 contain evidence that the approval meets the legislative definition of self-build and custom housebuilding.
- 6.8 The appellant recognises that there is a substantial level of unmet need for this tenure of housing in St Albans and that urgent action is required to meet the scale of demand identified.

#### **Committee Report (22 May 2023)**

- 6.9 The committee report sets out the advice received from the spatial planning department at paragraph 6.29.1. Within this it details that in respect of self and custom build *“the current data demonstrates that there is demand for self-build (including ‘custom homes’) in the district which this proposal would assist in meeting”*
- 6.10 It then goes on to state that *“substantial weight should be given to the delivery of affordable housing and self-build plots”*.
- 6.11 Section 8 of the report then goes on to consider the various elements of the appeal scheme, with section 8/7 addressing housing, affordable housing and self-build.
- 6.12 Paragraph 8.7.4 refers to the Bullens Green Lane **(CD-14.6)** appeal decision and states that it considers a very similar housing and affordable housing position in the district as applies to the appeal proposals.
- 6.13 At paragraph 8.7.6 the report states that there is no material reason for officer to apply a different weighting to the appeal proposals, stating that the housing situation and emerging plan situation were materially the same. It concludes that *“accordingly...substantial weight to the delivery of self-build plots”*.
- 6.14 This is reiterated at paragraph 8.18.5 in undertaking the planning balance where the report sets out that the self-build provision weighed in favour of the development with *“substantial weight to the delivery of self-build plots”*
- 6.15 At no point in the committee report is the scale of the shortfall in St Albans set out against the numbers on the register, nor is any consideration given to the Councils performance against the statutory duty and its persistent failure to meet this.

- 6.16 Furthermore, since the time of the Bullens Green Lane appeal decision, the Council still has no adopted policy for the provision of self-build and custom housebuilding and the shortfall in delivery against the Council's self-build register demand has increased by 120% to 412 plots. The situation for prospective self and custom builders has considerably worsened.
- 6.17 In this context, I consider that the committee report does not attach sufficient weight to the provision of 9 serviced plots secured by legal agreement.

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

- 6.18 The importance of Self-Build and Custom Housebuilding as a material consideration has been reflected in a number of 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.
- 6.19 Brief summaries are outlined below, and the full decisions are included with the Core Documents

***Appeal Decision: Land east of Park Lane, Coalpit Heath, South Gloucestershire (6 September 2018) - CD-14.1***

- 6.20 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).*

- 6.21 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: Land off Hepworth Road, Woodville (25 June 2019) - CD-14.2***

- 6.22 In weighing matters in the planning balance, at paragraph 47 the Inspector 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).

6.23 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).*

**Secretary of State Decision: Land off Darnhall School Lane, Winsford, Cheshire (4 November 2019) - CD-15.1**

6.24 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 and custom housebuilding by both the Inspector and the Secretary of State.

6.25 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).*

6.26 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 at Pear Tree Lane, Euxton, Chorley (11 August 2020) - CD-14.3**

6.27 In this appeal decision the Council were indisputably able to demonstrate that they had met the statutory duty. At paragraph 58 The Inspector 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”*.

6.28 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 service. 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”*.

6.29 Paragraph 60 concluded that “they provide evidence of a greater level of demand for self-build than the Council’s register shows” (emphasis added).

6.30 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”* (emphasis added)

**Appeal Decision: Land at Church Lane, Whittington (20 November 2020) - CD-14.4**

6.31 The Inspector recognised at paragraph five that *“the self-build nature of the proposal has been appropriately secured by the executed Unilateral Undertaking submitted by the appellant”* which they considered met the three tests in the NPPF and Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 (emphasis added).

6.32 In drawing together their conclusions at paragraph 10, the Inspector set out that although *“the proposal would not be in an appropriate location, conflicting with Policies SWDP1, SWDP2 and SWDP21 of the SWDP, as these policies seek to protect the countryside and significant gaps from urbanising development. However, I have*

identified an undersupply of self-build housing, and the policy objectives under paragraph 61 of the Framework, as a material consideration carrying substantial weight in favour of the proposal that outweighs the limited harm from conflict with the development plan in this particular case” (emphasis added).

**Appeal Decision: Land behind 31-33 The Causeway, Steventon (28 May 2021) - CD-14.5**

6.33 Inspector McGlone found at paragraph 28 that:

*“Approaches to unmet demand, which is a relevant consideration, have been considered in several appeal decisions. If I were to take unmet demand into account, the scale of the proposal would not change the substantial weight that I have set out above, nevertheless, the position would only confirm my opinion about the weight that I have given to the provision of this type of housing”.*

6.34 In undertaking the planning balance, Mr McGlone found at paragraph 47 that:

*“The provision of self-build and custom-build houses would be a public benefit as they would help the Council meet its duty, help address the established demand for this type of house and widen the type and size of housing in the area. These are substantial social benefits. The S106 would secure the provision of the self-build or custom-build houses and satisfy the relevant tests. Future occupiers would be likely to use and support local services, local facilities, and local businesses. Consequently, the proposal would make a positive contribution to the local economy. The development of each house should also create opportunities for local builders, tradesmen and builders’ merchants leading to local employment opportunities.”*

**Appeal Decision: Land off Bullens Green Lane, Colney Heath (14 June 2021) - CD-14.6**

6.35 Inspector Masters 14 June 2021 decision<sup>32</sup> to allow 100 dwellings in the Green Belt (10% of which were self-build and custom housebuilding plots) at Colney Heath set out at paragraph 50 of her decision how *“the Planning Practice Guidance advises that local authorities should use the demand data from registers, supported by additional data from secondary sources, to understand and consider future need for this type of housing in their area.”*

6.36 Inspector Masters went on at paragraph 51 to explain that *“neither authority has an up-to-date assessment of likely future demand for this type of housing in line with the*

<sup>32</sup> APP/B1930/W/20/3265925 and APP/C1950/W/20/3265926

*planning practice guidance” and that “the appellant provided detailed evidence in relation to the Custom Build Register, none of which was disputed”.*

- 6.37 She discussed how the authorities in that particular case had not met their statutory duty and in considering the scale of demand identified by secondary data sources relative to numbers on the Council self-build registers stated that *“taking into account other secondary data sources, these shortfalls may well be on the conservative side”.*
- 6.38 Inspector Masters concluded at paragraph 52 that *“the provision of 10 self-build serviced plots at the appeal site will make a positive contribution to the supply of self-build plots in both planning authority areas. I am attaching substantial weight to this element of housing supply.”*

***Appeal Decision: Land to the rear of Brock Cottage, Burford Road, Brize Norton (11 July 2022) - CD-14.7***

- 6.39 The appeal decision relates to an outline application for 2 plots for self-build and custom housebuilding. Through paragraphs 16 to 23, the Inspector determined that the Council did not have enough suitable permissions to meet identified demand and therefore was failing in its statutory duty under the 2015 Act (as amended).
- 6.40 Within this context, in the planning balance section of their report, the Inspector found at paragraph 34 that *“the Council has fallen well short of granting suitable planning permissions to meet the identified SBCH demand. Although the contribution to SBCH supply would be small, the extent of the shortfall, the statutory SBCH duty, and the identified economic and social benefits would cumulatively amount to substantial weight in the balance.”*

***Appeal Decision: Land adjacent to Walton Hall, Chapel Lane, Walton (8 September 2022) - CD-14.8***

- 6.41 In their decision of 8 September 2022, Inspector Young set out in paragraph 6 how it was common ground that *“the Council has not met its statutory duty to have issued a sufficient number of permissions to meet demand arising from its Self-Build Register in respect of Base Periods 1, 2 and 3”.*
- 6.42 The Inspector further found that *“while the Council is looking to redress the shortfall, current policies seem unlikely to prevent the situation from getting worse in the foreseeable future. I therefore find it probable that the demand arising from Base Period 4 will also go unmet. In the light of the shortfall in provision the need to increase*

*the supply of self and custom-build housing is an important planning consideration which must carry substantial weight” (emphasis added).*

***Appeal Decision: Land South of (East of Griffin Place) Radwinter Road, Seward’s End, Saffron Walden (5 October 2022) - CD-14.9***

- 6.43 The appeal proposals were for 230 dwellings with 5% custom build provision secured by legal agreement. The appellants contended that the Council had failed its statutory duty for Base Periods 1, 2 and 3 and were on course to fail Base Period 4 too.
- 6.44 At paragraph 88, Inspector Masters stated that: “I have concluded that the benefits of housing delivery, affordable housing and custom build housing should all individually carry substantial weight.”

***Appeal Decision: Land at Duckmoor, East of Billingshurst (18 January 2023) – CD-14.10***

- 6.45 The appeal proposals were for 83 dwellings and included provision for 5% self-build and custom housebuilding (4 plots). At paragraph 38 the Inspector found that “the provision of four custom/self-build plots would add to the overall type of housing proposed and meet with the Framework which highlighted the requirements for councils in the Self-Build and Custom Housebuilding act 2015.”
- 6.46 They went on at paragraph 58 to set out that:
- “Four units of residential accommodation would be provided as custom/self-build plots. The Council recognises that there is a significant shortfall of such plots/permissions to meet the identified need. These units would contribute to meeting a part of a different housing need in the area and should also be attributed substantial weight”.*

***Appeal Decision: Land Adjoining Pondview, Sturt Green, Holyport, Berkshire (17 April 2023) – CD-14.11***

- 6.47 The appeal proposals were for four serviced plots for self-build and custom housebuilding within the Green Belt. At paragraph 20 the Inspector found that the proposals did not meet with the relevant exceptions at NPPF paragraph 149 and was “*therefore inappropriate development in the Green Belt*”.
- 6.48 Furthermore, he found at paragraph 23 that the proposals would result in a substantial loss of openness.

6.49 Paragraph 26 acknowledged that self-build registers are likely to be material considerations in decisions involving self and custom build. At paragraph 27 it was found that:

*“The Council’s own figures show that the total number of entries on the register across the four base periods from April 2016 to October 2019 is 429. In that time, the Council has granted permission for 111 units, a shortfall of some 318 units”.*

6.50 The Inspector reported that whilst the Council offered some pushback to these numbers, *“it concedes that the number may also underestimate the actual demand, a point made by the appellant when pointing to secondary sources of demand for selfbuild and custom housebuilding”.*

6.51 He went on at paragraph 29 to detail that *“the Council did not dispute the appellant’s figures that allocated sites within the development plan would collectively only be expected to contribute 197 plots for SBCH, some of which may take the length of the plan period to 2033 or beyond to come to fruition.”*

6.52 In the context of which, he found that:

*“Therefore, the projected SBCH delivered on large scale sites under Policy HO2 falls significantly short of meeting the outstanding demand for SBCH plots, let alone the demand coming forward to be met at the moment from base periods 5, 6 and 7 and future base periods. It is therefore highly likely that demand for SBCH will have to be met in large part through smaller allocated and windfall sites”.*

6.53 Paragraph 31 of the Inspectors report set out that:

*“In such a scenario, and against a very substantial and acknowledged shortfall, the proposals for four SBCH plots, which would be secured through the submitted UU, must merit very significant favourable weight in the planning balance”.*

6.54 In undertaking the planning balance, at paragraph 45 the Inspector found there would be a significant loss of Green Belt openness and the NPPF directs substantial weight to be given to harm to the Green Belt.

6.55 He went on at paragraphs 46 and 47 to conclude that *“for the reasons set out above, the provision of four self-build and custom housebuilding dwellings in the face of a substantial shortfall in delivery of such housing against statutory requirements is a matter of overriding weight”* and *“consequently I conclude that the very special circumstances necessary to justify the proposal exist”.*

**Appeal Decision: Land West of Suffolk House, Ixworth Road, Norton, Suffolk (27 June 2023) - CD-14.12**

6.56 The appeal proposals were for 9 serviced plots for self-build and custom housebuilding situated in open countryside in policy terms.

6.57 At paragraph 10 the Inspector noted that there was a legal agreement in place to secure as self and custom build and that the appellant had stated the Council had failed its statutory duty which weighed in favour of allowing the appeal.

6.58 At application stage, the Councils position was that it had sufficient permissions to meet its duty, however at appeal when this was challenged – By Tetlow Kings evidence – the Council conceded that they did not have sufficient number of suitable development permissions having placed considerable reliance upon CIL forms.

6.59 The Inspector found at paragraph 13 that:

*“I have reviewed the evidence and there is no doubt, even on the best-case position of the Council, that there is an actual shortfall of self-build and custom dwellings of a minimum of 133 units...in these circumstances, even if the reality is that the shortfall in supply may be greater than envisaged, the weight of failing to meet the statutory duty is substantial.”*

6.60 And that:

*“I recognise the Council has been making progress in seeking to provide for self-build dwellings, but this does not reduce the weight of the failed duty. Such weighs in favour of the proposal as a departure from the Development Plan.”*

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

6.61 The evidence shows that there is a very substantial unmet demand for Self-Build and Custom Housebuilding plots within St Albans.

6.62 Other appeal decisions have found that substantial weight has been afforded to the provision of serviced plots for self-build and custom housebuilding by Inspectors and the Secretary of State:

- Even where such provision is in line with policy requirements;
- Where statutory duty failure has occurred, even if only for a single base period;

- Where secondary data sources demonstrate a level of demand that exceeds that on the Self-Build Register;
  - Prior to demonstration of any statutory failure;
  - Within the Green Belt; and
  - Where the shortfall is considerably lower than that in St Albans City & District.
- 6.63 There is no adopted policy specifically relating to Self-Build and Custom Housebuilding within the Development Plan and the emerging Local Plan is at an early stage of development, has yet to be tested at Examination in Public and has a number of unresolved objections.
- 6.64 In any event, cumulatively across the emerging Plan period to 2041, the emerging plan would make provision for a total of just 306 serviced plots. It is important to view this in the context of the existing shortfall across Base Periods 1, 2, 3, 4 and 5 already standing at 488 plots.
- 6.65 The emerging Plan strategy would only address 62% of the shortfall that already exists, and that is before one even considers the need for a further 226 plots arising from Base Periods 6 and 7
- 6.66 The emerging Plan strategy appears destined to fail to meet both existing unmet needs as well as future needs for this type of housing.
- 6.67 In light of the very substantial level of unmet need identified, the failure of the adopted and emerging Plan strategy to address this, the benefits of providing 9 serviced plots for self-build and custom housebuilding would be very substantial.
- 6.68 The appeal scheme makes provision for 10% of open market units to be provided as serviced pots for self-build and custom housebuilding which equates to 9 serviced plots. The provision of 9 serviced plot is equivalent to 6% of the total number of units (150) to be provided through the appeal proposals, which is double the emerging policy requirement in the emerging Plan.
- 6.69 I consider therefore that nothing less than **very substantial weight** should be afforded to the provision of 9 self-build and custom housebuilding plots in the determination of this appeal.
- 6.70 The reason why it is considered this weight to be appropriate in respect of the provision of 9 serviced plots from the appeal site can be summarised as follows:

- There is a cumulative unmet need for at least 488 serviced plots across Base Periods 1, 2, 3, 4 and 5 of the Council's self-build register;
- Secondary data sources indicate that latent demand exceeds the numbers on the Council's Register;
- The Council has no adopted Development Plan policy to address the unmet needs of self and custom builders;
- The Council needs sites such as this to make provision for serviced plots to address the very substantial unmet needs that the Plan strategy has failed to meet;
- Since the Bullens Green Lane appeal decision – where substantial weight was awarded to 10 plots, 5 of which were in St Albans - the situation for prospective self and custom builders has worsened with the shortfall in delivery against the Council's self-build register having increased by 120% to 412 plots;
- The shortfall in delivery since the Bullens Green Lane decision will have increased by 160% by 30 October 2023 unless the Council consents 488 serviced plots before then.

# Summary and Conclusions

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## Section 7

- 7.1 Central Government has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for the past decade, starting with the 2011 Housing Strategy for England, and it is clear that there is national demand for this type of housing.
- 7.2 In April 2021 the Government announced an Action Plan intended to scale up delivery and provide funding support for self and custom-builders and more recently, the 'Bacon Review' made a series of recommendations to Government.
- 7.3 The Government announced these recommendations will be considered through the Levelling Up and Regeneration Bill and have proposed changes to legislation to ensure that only permissions genuinely for self-build and custom housebuilding are counted towards addressing the statutory duty to meet Register demand and that backlog need is carried forward.
- 7.4 The requirement to deliver Self-Build and Custom Build homes is enshrined in statute and within national policy through both the NPPF 2021 and the PPG.
- 7.5 Local authorities are required to address this through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising within their administrative area and examining secondary data sources in addition to their Register numbers in order to obtain a robust assessment of demand.
- 7.6 The saved policies of the District Local Plan Review (1994) do not contain any reference to Self-Build or Custom Housebuilding whilst the emerging plan is at an early stage of development, has yet to be tested at Examination in Public and has a number of unresolved objections.
- 7.7 The 2015 Self-Build and Custom Housebuilding Act (as amended) places a statutory duty on the council to have met demand arising from each Base Period of its Register within three years of the end of each Base Period.
- 7.8 The PPG is clear that to undertake a robust assessment of demand the register is supplemented with secondary data sources to understand and consider future needs for this type of housing.

- 7.9 The Council's Self-Build Register demonstrates that demand in the district is very substantial, but whilst the 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, but it cannot predict longer term demand for plots.
- 7.10 In my opinion 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. I consider that the numbers on the Self-Build Register can therefore be a significant under-representation of latent demand.
- 7.11 The industry leading building plot search website is Plot-Search, operated by Buildstore Custom Build Homes. Information received from Buildstore Custom Build Homes indicates that<sup>33</sup> within the St Albans administrative area<sup>34</sup> there were 1,413 registrants on their platforms within the authority area who are seeking a serviced plot to self or custom build.
- 7.12 At Parish level, the Buildstore Custom Build Homes data found that in July 2023 there were 126 registrants on their platforms within Colney Heath Parish as seeking a plot to self or custom build (9% of authority-wide demand).
- 7.13 Other secondary data sources indicate that as many as 2,320 people may be interested in building their own home in the foreseeable future when Ipsos Mori and NaCSBA polling data is applied on a local level, or between 1,116 and 1,602 over the emerging Plan period when AMA Market Research data is applied locally.
- 7.14 The importance of secondary data sources was recognised by Inspector Hayden in the Pear Tree Lane decision and Inspector Masters in the Bullen's Green Lane, Colney Heath decision.
- 7.15 The appellant recognises that there is a substantial level of unmet need for this tenure of housing in St Albans. The importance placed upon the provision of Self-Build and Custom Housebuilding plots by statute and by both the NPPF and the PPG has also been recognised by the appellant.
- 7.16 My analysis found that just 31 permissions (providing 31 plots) within the supply provided by the Council's FOI response contained evidence within the application material that they were for, or provided an element of, self-build and custom

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<sup>33</sup> In July 2023

<sup>34</sup> Based upon the postcodes within the St Albans administrative boundary.

housebuilding where the initial owner has had, or will have, primary input into design and layout.

- 7.17 This resulted in a total of 13 plots towards Base Period 1 demand, 7 plots towards Base Period 2 demand, 4 plots towards Base Period 3 demand and 7 towards Base Period 4 demand.
- 7.18 This constitutes a shortfall of 95 plots in Base Period 1, 137 plots in Base Period 2, 100 in Base Period 3 and a further 80 in Base Period 4. Cumulatively, by the end of Base Period 4, the shortfall stood at 412 plots.
- 7.19 There is a very substantial level of unmet need for this tenure of housing in St Albans which the appeal proposals would help to address.
- 7.20 The evidence shows that there is a very substantial unmet demand for Self-Build and Custom Housebuilding plots within St Albans and other appeal decisions have found that substantial weight has been afforded to the provision of serviced plots for self-build and custom housebuilding by Inspectors and the Secretary of State:
- Even where such provision is in line with policy requirements;
  - Where statutory duty failure has occurred, even if only for a single base period;
  - Where secondary data sources demonstrate a level of demand that exceeds that on the Self-Build Register;
  - Prior to demonstration of any statutory failure;
  - Within the Green Belt; and
  - Where the shortfall is considerably lower than that in St Albans City & District.
- 7.21 There is no adopted policy specifically relating to Self-Build and Custom Housebuilding within the Development Plan and the emerging Local Plan is at an early stage of development, has yet to be tested at Examination in Public and has a number of unresolved objections.
- 7.22 In any event, cumulatively across the emerging Plan period to 2041, the emerging plan would make provision for a total of just 306 serviced plots. It is important to view this in the context of the existing shortfall across Base Periods 1, 2, 3, 4 and 5 already standing at 488 plots.

- 7.23 The emerging Plan strategy would only address 62% of the shortfall that already exists, and that is before one even considers the need for a further 226 plots arising from Base Periods 6 and 7
- 7.24 The emerging Plan strategy appears destined to fail to meet both existing unmet needs as well as future needs for this type of housing.
- 7.25 In light of the very substantial level of unmet need identified, the benefits of providing 9 serviced plots for self-build and custom housebuilding would be very substantial.
- 7.26 The appeal scheme makes provision for 10% of open market units to be provided as serviced plots for self-build and custom housebuilding which equates to 9 serviced plots. The provision of 9 serviced plot is equivalent to 6% of the total number of units (150) to be provided through the appeal proposals, which is double the emerging policy requirement in the emerging Plan.
- 7.27 I consider therefore that nothing less than **very substantial weight** should be afforded to the provision of 9 self-build and custom housebuilding plots in the determination of this appeal.
- 7.28 The reason why it is considered this weight to be appropriate in respect of the provision of 9 serviced plots from the appeal site can be summarised as follows:
- There is a cumulative unmet need for at least 488 serviced plots across Base Periods 1, 2, 3, 4 and 5 of the Council's self-build register;
  - Secondary data sources indicate that latent demand exceeds the numbers on the Council's Register;
  - The Council has no adopted Development Plan policy to address the unmet needs of self and custom builders in St Albans City & District;
  - The emerging Plan strategy appears destined to fail to address existing unmet needs as well as anticipated future needs for self and custom builders;
  - The Council needs sites such as the appeal site to make provision for serviced plots to address the very substantial unmet needs that the Plan strategy has failed to meet;
  - Since the Bullens Green Lane appeal decision – where substantial weight was awarded to 10 plots, 5 of which were in St Albans - the situation for prospective self and custom builders has worsened with the shortfall in delivery against the Council's self-build register having increased by 120% to 412 plots; and

- The shortfall in delivery since the Bullens Green Lane decision will have increased by 160% by 30 October 2023 unless the Council consents 488 serviced plots before then.

# Appendix 1

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Freedom of Information Correspondence

(18 April 2023)



## Andy Moger

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**From:** Andrew Jones  
**Sent:** 18 April 2023 15:38  
**To:** Annie Gingell; Andy Moger  
**Subject:** FW: Freedom of Information Response: Our Reference 000007323  
**Attachments:** SADC Self & Custom Build Permissions 2016 to 2022.xlsx

**Andrew Jones BA (Hons) MSc MRTPI**  
**Senior Planner**  
TETLOW KING PLANNING



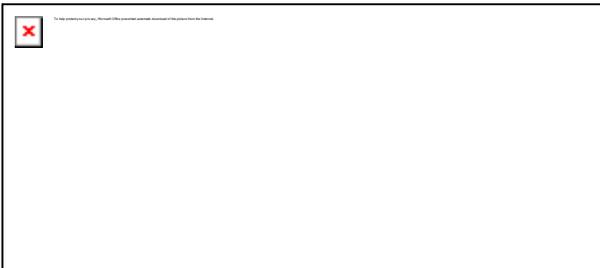
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**E:** [andrew.jones@tetlow-king.co.uk](mailto:andrew.jones@tetlow-king.co.uk) **T:** 0117 9561916 **M:** 07732 902274 **W:** [tetlow-king.co.uk](http://tetlow-king.co.uk)

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**From:** Linda Batham <[Linda.Batham@stalbans.gov.uk](mailto:Linda.Batham@stalbans.gov.uk)>  
**Sent:** Tuesday, April 18, 2023 3:28 PM  
**To:** Andrew Jones <[andrew.jones@tetlow-king.co.uk](mailto:andrew.jones@tetlow-king.co.uk)>  
**Subject:** Freedom of Information Response: Our Reference 000007323



**Customer, Business & Corporate Support**

**Our Ref: 000007323**  
**Please ask for: FOI Coordinator**  
**Direct Dial: (01727) 819209**  
**e-mail address: [foi@stalbans.gov.uk](mailto:foi@stalbans.gov.uk)**  
**Date: 18th April 2023**

Dear Mr Jones

### **Freedom of Information Request Ref. No. 000007323**

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 3rd April 2023

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:**

Can you please provide the following data in line with the provisions of the Freedom of Information Act:

1. The number of individuals that joined the Council's Self Build and Custom Housebuilding 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 30 October 2020)
  6. Base Period 6 (31 October 2020 to 30 October 2021)
  7. Base Period 7 (31 October 2021 to 30 October 2022)
  8. Base Period 8 (31 October 2022 to present)
1. The number of associations of individuals that joined the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:
    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 30 October 2020)
    6. Base Period 6 (31 October 2020 to 30 October 2021)
    7. Base Period 7 (31 October 2021 to 30 October 2022)
    8. Base Period 8 (31 October 2022 to present)
  1. The date on which the Council commenced its Self-Build and Custom Housebuilding register?
  1. What are the Council's entry requirements for joining its Self-Build and Custom Housebuilding Register?
  1. Whether the Council has undertaken any review(s) of its Register and when did it occur, and in the process of doing so has the Council removed any entries from its Register?
    1. If yes to Q5:
      1. What were the grounds for the removal of these entries?
      2. When did these removals occur?
    3. How many entries were removed from each Base Period (broken down on a base period by base period basis)?
  1. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council has 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 30 October 2020)
    6. Base Period 6 (31 October 2020 to 30 October 2021)
    7. Base Period 7 (31 October 2021 to 30 October 2022)
    8. Base Period 8 (31 October 2022 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 30 October 2020)
6. Base Period 6 (31 October 2020 to 30 October 2021)
7. Base Period 7 (31 October 2021 to 30 October 2022)
8. Base Period 8 (31 October 2022 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 30 October 2020)
6. Base Period 6 (31 October 2020 to 30 October 2021)
7. Base Period 7 (31 October 2021 to 30 October 2022)
8. Base Period 8 (31 October 2022 to present)

1. A copy of the Council's CIL Form 7 Part 2 Notification of Self-Build Relief letter.

1. How does the Council monitor Self Build and Custom Housebuilding permissions and completions?
1. How does the Council identify that an application is for self-build and custom housebuilding, meets the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended) and meets the Self-Build and Custom Housebuilding section of the PPG requirement for the Council to be satisfied that the initial owner of the home will have primary input into its final design and layout?
1. How does the Council alert individuals and associations of individuals on its Self-Build and Custom Housebuilding Register to any self-build and custom housebuilding permissions it grants?
1. How many individuals and associations of individuals has the Council successfully matched (i.e., the individual or association has gone on to purchase a plot) with planning permissions for self-build and custom housebuilding?
1. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register?
1. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place and by what means?

## **Our response:**

We can confirm that we hold the following information.

1. The number of individuals that joined the Council's Self Build and Custom Housebuilding 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) **108**
  - b. Base Period 2 (31 October 2016 to 30 October 2017) **140**
  - c. Base Period 3 (31 October 2017 to 30 October 2018) **104**
  - d. Base Period 4 (31 October 2018 to 30 October 2019) **87**
  - e. Base Period 5 (31 October 2019 to 30 October 2020) **76**
  - f. Base Period 6 (31 October 2020 to 30 October 2021) **130**
  - g. Base Period 7 (31 October 2021 to 30 October 2022) **87**
  - h. Base Period 8 (31 October 2022 to present) **Data not yet available**
  
2. The number of associations of individuals that joined the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:
  - a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) **0**
  - b. Base Period 2 (31 October 2016 to 30 October 2017) **1**
  - c. Base Period 3 (31 October 2017 to 30 October 2018) **0**
  - d. Base Period 4 (31 October 2018 to 30 October 2019) **0**
  - e. Base Period 5 (31 October 2019 to 30 October 2020) **0**
  - f. Base Period 6 (31 October 2020 to 30 October 2021) **2**
  - g. Base Period 7 (31 October 2021 to 30 October 2022) **0**
  - h. Base Period 8 (31 October 2022 to present) **Data not yet available**
  
3. The date on which the Council commenced its Self-Build and Custom Housebuilding register?  
**01/04/2016**
  
4. What are the Council's entry requirements for joining its Self-Build and Custom Housebuilding Register? **Each individual applicant and every member of an association of individuals that applies for entry on the register must be:**
  - **Aged 18 or older;**
  - **a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;**
  - **and seeking (either alone or with others) to acquire a serviced plot of land within the St Albans District Council's area to build a house to occupy as your own sole or main residence.**
  
5. Whether the Council has undertaken any review(s) of its Register and when did it occur, and in the process of doing so has the Council removed any entries from its Register? **No**
  
6. If yes to Q5:

- a. What were the grounds for the removal of these entries? **N/A**
  - b. When did these removals occur? **N/A**
  - c. How many entries were removed from each Base Period (broken down on a base period by base period basis)? **N/A**
7. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council has 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) **No permissions are recorded for Base Period 1 as they do not count towards a full year from inception of the Register.**
  - b. Base Period 2 (31 October 2016 to 30 October 2017) **17**
  - c. Base Period 3 (31 October 2017 to 30 October 2018) **14**
  - d. Base Period 4 (31 October 2018 to 30 October 2019) **23**
  - e. Base Period 5 (31 October 2019 to 30 October 2020) **23**
  - f. Base Period 6 (31 October 2020 to 30 October 2021) **15**
  - g. Base Period 7 (31 October 2021 to 30 October 2022) **58**
  - h. Base Period 8 (31 October 2022 to present) **Data not yet available**

**Please also see attached spreadsheet with list of granted self-build and custom housebuilding permissions.**

8. 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: **0 – The Council does not have a CIL Charging Schedule in place.**
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) **N/A**
  - b. Base Period 2 (31 October 2016 to 30 October 2017) **N/A**
  - c. Base Period 3 (31 October 2017 to 30 October 2018) **N/A**
  - d. Base Period 4 (31 October 2018 to 30 October 2019) **N/A**
  - e. Base Period 5 (31 October 2019 to 30 October 2020) **N/A**
  - f. Base Period 6 (31 October 2020 to 30 October 2021) **N/A**
  - g. Base Period 7 (31 October 2021 to 30 October 2022) **N/A**
  - h. Base Period 8 (31 October 2022 to present) **N/A**
9. 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: **0 – The Council does not have a CIL Charging Schedule in place.**

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) **N/A**
  - b. Base Period 2 (31 October 2016 to 30 October 2017) **N/A**
  - c. Base Period 3 (31 October 2017 to 30 October 2018) **N/A**
  - d. Base Period 4 (31 October 2018 to 30 October 2019) **N/A**
  - e. Base Period 5 (31 October 2019 to 30 October 2020) **N/A**
  - f. Base Period 6 (31 October 2020 to 30 October 2021) **N/A**
  - g. Base Period 7 (31 October 2021 to 30 October 2022) **N/A**
  - h. Base Period 8 (31 October 2022 to present) **N/A**
10. A copy of the Council's CIL Form 7 Part 2 Notification of Self-Build Relief letter. **N/A – The Council does not have a CIL Charging Schedule in place.**
11. How does the Council monitor Self Build and Custom Housebuilding permissions and completions? **The Council monitors Self Build and Custom Housebuilding permissions and completions, using data from the Council's Self-Build and Custom Housebuilding Register, planning permissions and completions data.**
12. How does the Council identify that an application is for self-build and custom housebuilding, meets the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended) and meets the Self-Build and Custom Housebuilding section of the PPG requirement for the Council to be satisfied that the initial owner of the home will have primary input into its final design and layout? **The Council identifies that an application is for self-build and custom housebuilding, meets the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended) and meets the Self-Build and Custom Housebuilding section of the PPG requirement for the Council to be satisfied that the initial owner of the home will have primary input into its final design and layout by: identifying residential planning permissions granted in the relevant base period, where proposed dwellings for self-build and custom housebuilding have been specified in the application form or where the applicant's address is the same as the site address.**
13. How does the Council alert individuals and associations of individuals on its Self-Build and Custom Housebuilding Register to any self-build and custom housebuilding permissions it grants? **The Council does not alert individuals and associations of individuals on its Self-Build and Custom Housebuilding Register to any self-build and custom housebuilding permissions it grants.**
14. How many individuals and associations of individuals has the Council successfully matched (i.e., the individual or association has gone on to purchase a plot) with planning permissions for self-build and custom housebuilding? **0**
13. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register? **The Council publicises the existence of its Self-Build and Custom Housebuilding Register**

on the Self-Build and Custom Housebuilding web page on the Council's Planning Policy website. Please see links below:

<https://www.stalbans.gov.uk/planning-policy>

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

16. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place and by what means? **The Council publicised the existence of its Self-Build and Custom Housebuilding Register on the Self-Build and Custom Housebuilding web page on the Council's Planning Policy website on 1 April 2016.**

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@stalbands.gov.uk](mailto:foi@stalbands.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

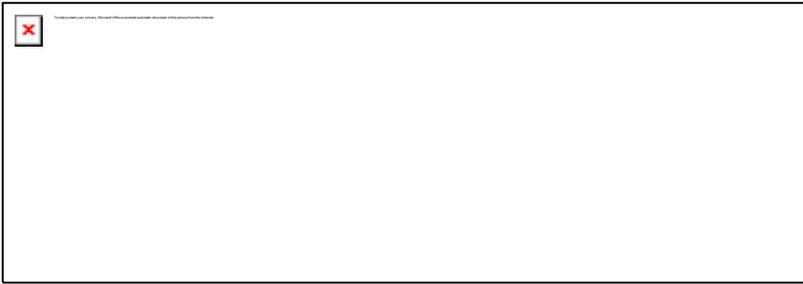
**FOI Coordinator**  
**Customer, Business & Corporate Support**

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To vote in elections in England this May, you will need to show photo ID. No ID? You can apply for free voter ID now. Find out what is accepted and how to apply for free voter ID at <https://www.stalbans.gov.uk/elections-act-and-voter-id> or visit <https://www.electoralcommission.org.uk/i-am-a/voter/voter-id>

**Do you have a 'MyStAlbans' District Account?**



St Albans City & District Council have created an online portal for residents to be able to access a range of services online 24 hours a day, 7 days a week, 365 days of the year. Visit: <https://www.stalbans.gov.uk/do-it-online> to sign up.

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**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](#)

<b>Permission Reference</b>	<b>Base Period</b>
5/2016/3249	Base Period 2 (31 October 2016 to 30 October 2017)
5/2016/3368	Base Period 2 (31 October 2016 to 30 October 2017)
5/2016/3581	Base Period 2 (31 October 2016 to 30 October 2017)
5/2016/3734	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/0115	Base Period 2 (31 October 2016 to 30 October 2017)
5/2016/3485	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/0253	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/0617	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/0759	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/0731	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/1226	Base Period 2 (31 October 2016 to 30 October 2017)
5/2016/2122	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/0479	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/1657	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/1721	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/1883	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/2326	Base Period 2 (31 October 2016 to 30 October 2017)
5/2017/2568	Base Period 3 (31 October 2017 to 30 October 2018)
5/2017/2468	Base Period 3 (31 October 2017 to 30 October 2018)
5/2017/2668	Base Period 3 (31 October 2017 to 30 October 2018)
5/2017/2478	Base Period 3 (31 October 2017 to 30 October 2018)
5/2017/3552	Base Period 3 (31 October 2017 to 30 October 2018)
5/2017/3434	Base Period 3 (31 October 2017 to 30 October 2018)
5/2017/3556	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/0080	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/0585	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/0593	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/0535	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/1315	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/1630	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/2237	Base Period 3 (31 October 2017 to 30 October 2018)
5/2018/2488	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/2663	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/2094	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/2786	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/2312	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/3013	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/1732	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/3189	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/3239	Base Period 4 (31 October 2018 to 30 October 2019)
5/2018/3377	Base Period 4 (31 October 2018 to 30 October 2019)





5/2022/1323	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/0302	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/0664	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/1168	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/0661	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/1547	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/1531	Base Period 7 (31 October 2021 to 30 October 2022)
5/2021/2909	Base Period 7 (31 October 2021 to 30 October 2022)
5/2022/1482	Base Period 7 (31 October 2021 to 30 October 2022)

## Appendix 2

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The Self-Build and Custom Housebuilding Act  
(2015)





# Self-build and Custom Housebuilding Act 2015

CHAPTER 17

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Explanatory Notes have been produced to assist in the  
understanding of this Act and are available separately

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£6.00





# Self-build and Custom Housebuilding Act 2015

## CHAPTER 17

## CONTENTS

- 1 Registers of persons seeking to acquire land to build a home
- 2 Duty as regards registers
- 3 Guidance
- 4 Regulations
- 5 Interpretation
- 6 Extent, commencement and short title

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Schedule — Registers under section 1





# Self-build and Custom Housebuilding Act 2015

## 2015 CHAPTER 17

An Act to place a duty on certain public authorities to keep 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 and to place a duty on certain public authorities to have regard to those registers in carrying out planning and other functions. [26th March 2015]

**B**E IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:—

### **1 Registers of persons seeking to acquire land to build a home**

- (1) Each relevant authority must keep a register of—
  - (a) individuals, and
  - (b) associations of individuals (including bodies corporate that exercise functions on behalf of associations of individuals),who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes.
- (2) Each relevant authority must publicise its register under this section.
- (3) Relevant authorities are—
  - (a) district councils;
  - (b) county councils in England so far as they are councils for an area for which there are no district councils;
  - (c) London borough councils;
  - (d) the Common Council of the City of London;
  - (e) the Council of the Isles of Scilly.

- (4) The Broads Authority is the relevant authority for the whole of its area, to the exclusion of any authority mentioned in subsection (3).
- (5) A National Park authority in England is the relevant authority for the whole of its area, to the exclusion of any authority mentioned in subsection (3).
- (6) Regulations may –
  - (a) provide for specified public authorities, or specified descriptions of public authorities, to be relevant authorities for specified areas in England, and
  - (b) provide for such an authority to be the relevant authority for its area to the exclusion of any other authority.
- (7) For the purposes of this section the area of the Common Council includes the Inner Temple and the Middle Temple.
- (8) The Schedule makes provision in relation to registers under this section.

## **2 Duty as regards registers**

- (1) Each of the authorities mentioned in subsection (2) must have regard to each register under section 1 that relates to its area when carrying out the functions mentioned in subsection (4).
- (2) The authorities referred to in subsection (1) are –
  - (a) county councils in England;
  - (b) district councils;
  - (c) London borough councils;
  - (d) the Common Council of the City of London (in its capacity as a local authority);
  - (e) the Sub-Treasurer of the Inner Temple (in that person's capacity as a local authority);
  - (f) the Under-Treasurer of the Middle Temple (in that person's capacity as a local authority);
  - (g) the Council of the Isles of Scilly;
  - (h) the Broads Authority;
  - (i) National Park authorities in England;
  - (j) such other public authorities, or descriptions of public authority, as may be specified.
- (3) Regulations under subsection (2)(j) that specify public authorities, or descriptions of public authority, are to specify the areas in England that are those authorities' areas for the purposes of this section.
- (4) The functions referred to in subsection (1) are functions relating to –
  - (a) planning;
  - (b) housing;
  - (c) the disposal of any land of the authority;
  - (d) regeneration.

### **3 Guidance**

- (1) A relevant authority must have regard to any guidance issued by the Secretary of State when exercising any function conferred or imposed by or under section 1 or the Schedule.
- (2) An authority mentioned in section 2(2) must have regard to any guidance issued by the Secretary of State when exercising the duty imposed by section 2, including guidance about identifying functions affected by the duty.

### **4 Regulations**

- (1) A statutory instrument containing regulations under –
  - (a) section 1,
  - (b) section 2, or
  - (c) paragraph 6 of the Schedule,(whether alone or with other provision) may not be made unless a draft of the instrument has been laid before and approved by a resolution of each House of Parliament.
- (2) A statutory instrument containing regulations under –
  - (a) section 5, or
  - (b) the Schedule apart from paragraph 6,is subject to annulment in pursuance of a resolution of either House of Parliament.
- (3) Regulations under this Act, apart from regulations under section 6, may include incidental, supplementary, consequential, transitional, transitory or saving provision.

### **5 Interpretation**

In this Act –

- “house” includes a dwelling that forms part of a building;
- “relevant authority” has the meaning given by section 1;
- “regulations” means regulations made by the Secretary of State by statutory instrument;
- “serviced plot of land” means a plot of land which satisfies such requirements about utilities and other matters as may be specified;
- “specified” means specified by regulations.

### **6 Extent, commencement and short title**

- (1) This Act extends to England and Wales.
- (2) This section comes into force on the day this Act is passed.
- (3) The other provisions of this Act come into force on such day or days as regulations may appoint; and different days may be appointed for different purposes.
- (4) This Act may be cited as the Self-build and Custom Housebuilding Act 2015.

## SCHEDULE

Section 1

## REGISTERS UNDER SECTION 1

*Introductory*

- 1 Regulations may make provision in relation to registers under section 1.

*The registers*

- 2 (1) The regulations may include provision about—
  - (a) the form in which a register is to be kept;
  - (b) the content of an entry in a register (including matters not to be included in an entry);
  - (c) amending an entry;
  - (d) removing an entry;
  - (e) the periodic renewal of an entry.
- (2) Provision under sub-paragraph (1)(d) may include provision for a relevant authority to remove an entry—
  - (a) at the request of the person registered;
  - (b) where the person has acquired land suitable for building a house;
  - (c) where the person has ceased to be eligible to be entered on its register.
- (3) Provision under sub-paragraph (1)(e) may—
  - (a) specify when an entry falls to be renewed;
  - (b) provide for a relevant authority to determine when an entry in its register falls to be renewed.
- (4) The regulations may include provision about reviewing a register.
- (5) Subject to any provision made by the regulations, a relevant authority may determine the form of a register under section 1 and the contents of any entry.

*Eligibility*

- 3 (1) The regulations may make provision about a person's eligibility to be entered on a register.
- (2) The regulations may include provision relating to—
  - (a) the circumstances of an individual, including provision about age, nationality and connections to an area;
  - (b) the type of house intended to be built;
  - (c) an individual's ability to fund the acquisition of the land and the building of the house;
  - (d) an individual's intentions as regards occupation of the house.

- (3) The regulations may include provision relating to –
  - (a) the constitution of an association of individuals,
  - (b) the financial arrangements of an association of individuals, and
  - (c) the constitution and financial arrangements of a body corporate exercising functions on behalf of an association of individuals.

*Applications to be registered etc*

- 4 (1) The regulations may make provision about –
  - (a) applications to be entered on a register, and
  - (b) applications to renew an entry in a register.
- (2) The regulations may require an applicant to supply information, including information about –
  - (a) the applicant;
  - (b) the land that the applicant wants, including the applicant’s preferred size, location and price;
  - (c) when the applicant wants to acquire the land;
  - (d) if the application is made by an association of individuals, the individuals (as well as the association);
  - (e) if the application is made by a body corporate exercising functions on behalf of an association of individuals, the association and the individuals (as well as the body corporate).

*Right to review*

- 5 (1) The regulations may make provision about a right to a review of a decision –
  - (a) to refuse an application to be entered on a register,
  - (b) to refuse to renew an entry in a register, or
  - (c) to remove an entry from a register,on the ground that the person is not eligible, or is no longer eligible, to be entered on the register.
- (2) The regulations may –
  - (a) provide for the time within which a request for a review of a decision must be made;
  - (b) require a relevant authority to review its decision if a request is duly made;
  - (c) require a relevant authority to notify a person of the reason for the decision when notifying the person of its decision;
  - (d) require a relevant authority to notify the person of –
    - (i) the right to request a review of the decision, and
    - (ii) the time within which the request must be made;
  - (e) exclude a review of a decision on a review.

*Fees*

- 6 (1) The regulations may provide for the payment of fees to relevant authorities in connection with their functions under section 1 and this Schedule.
- (2) The regulations may –

- (a) specify the fees payable, or
  - (b) make provision about the fixing of fees by relevant authorities, including provision about determining the amounts of such fees.
- 

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03/2015 49021 19585



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## Appendix 3

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Extracts from The Housing and Planning Act  
(2016)



## CHAPTER 2

### SELF-BUILD AND CUSTOM HOUSEBUILDING

#### 9 Definitions

- (1) In section 1 of the Self-build and Custom Housebuilding Act 2015 (register of persons seeking to acquire land), before subsection (1) insert –
- “(A1) In this Act “self-build and custom housebuilding” means the building or completion 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.”
- (2) In subsection (1) of that section –
- (a) omit “(including bodies corporate that exercise functions on behalf of associations of individuals)”;
  - (b) for “in order to build houses for those individuals to occupy as homes” substitute “for their own self-build and custom housebuilding”.
- (3) After subsection (6) of that section insert –
- “(6A) In this section –
- “association of individuals” includes a body corporate that exercises functions on behalf of an association of individuals;
- “completion” does not include anything that falls outside the definition of “building operations” in section 55(1A) of the Town and Country Planning Act 1990;
- “home”, in relation to an individual, means the individual’s sole or main residence.”
- (4) In section 5 of that Act (interpretation) –
- (a) at the appropriate place insert –
 

““self-build and custom housebuilding” has the meaning given by section 1;”;
  - (b) for the definition of “serviced plot of land” substitute –
 

““serviced plot of land” means a plot of land that –

    - (a) has access to a public highway and has connections for electricity, water and waste water, or
    - (b) can be provided with those things in specified circumstances or within a specified period;”;
  - (c) at the end of that section (the existing text of which becomes subsection (1)) insert –
 

“(2) Regulations may amend the definition of “serviced plot of land” by adding further services to those mentioned in paragraph (a).”

## 10 Duty to grant planning permission etc

- (1) After section 2 of the Self-build and Custom Housebuilding Act 2015 insert –

### “2A Duty to grant planning permission etc

- (1) This section applies to an authority that is both a relevant authority and a local planning authority within the meaning of the Town and Country Planning Act 1990 (“the 1990 Act”).
- (2) An authority to which this section applies must 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 arising in each base period.
- (3) Regulations must specify the time allowed for compliance with the duty under subsection (2) in relation to any base period.
- (4) The first base period, in relation to an authority, is the period –
- (a) beginning with the day on which the register under section 1 kept by the authority is established, and
  - (b) ending with the day before the day on which section 10 of the Housing and Planning Act 2016 comes into force.

Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period.

- (5) In this section “development permission” means planning permission or permission in principle (within the meaning of the 1990 Act).
- (6) For the purposes of this section –
- (a) the demand for self-build and custom housebuilding arising in an authority’s area in a base period is the demand as evidenced by the number of entries added during that period to the register under section 1 kept by the authority;
  - (b) an authority gives development permission if such permission is granted –
    - (i) by the authority,
    - (ii) by the Secretary of State or the Mayor of London on an application made to the authority, or
    - (iii) (in the case of permission in principle) by a development order, under section 59A(1)(a) of the 1990 Act, in relation to land allocated for development in a document made, maintained or adopted by the authority;
  - (c) development permission is “suitable” if it is permission in respect of development that could include self-build and custom housebuilding.
- (7) A grant of development permission in relation to a particular plot of land may not be taken into account in relation to more than one base period in determining whether the duty in this section is discharged.
- (8) No account is to be taken for the purposes of this section of development permission granted before the start of the first base period.
- (9) Regulations under subsection (3) –

- (a) may make different provision for different authorities or descriptions of authority;
- (b) may make different provision for different proportions of the demand for self-build and custom housebuilding arising in a particular base period.”
- (2) In section 3 of that Act (guidance), after subsection (2) insert—
  - “(3) An authority that is subject to the duty in section 2A must have regard to any guidance issued by the Secretary of State in relation to that duty.”
- (3) In relation to entries made on the register under section 1 of that Act before the commencement of this section, any reference to self-build and custom housebuilding in section 2A of that Act (inserted by subsection (1) above) is to be read as if, in section 1 of that Act (as amended by section 9 above)—
  - (a) the words “or completion” in subsection (A1) were omitted, and
  - (b) the definitions of “completion” and “home” in subsection (6A) were omitted.

## 11 Exemption from duty

After section 2A of the Self-build and Custom Housebuilding Act 2015 (inserted by section 10 above) insert—

### “2B Exemption from duty in section 2A

- (1) If an authority applies for exemption to the Secretary of State in accordance with regulations, the Secretary of State may direct that the authority is not subject to the duty in section 2A.
- (2) The regulations may specify the cases or circumstances in which an authority may apply for exemption.
- (3) Regulations may make further provision about applications under subsection (1), and may in particular—
  - (a) require an application to be supported by specified information and by any further information that the Secretary of State requires the authority to provide;
  - (b) require an authority that is granted exemption to notify persons on the register kept under section 1.”

## 12 Further and consequential amendments

- (1) In the Schedule to the Self-build and Custom Housebuilding Act 2015 (registers under section 1), in paragraph 3 (eligibility)—
  - (a) after sub-paragraph (2) insert—
    - “(2A) Regulations relating to the matters set out in sub-paragraph (2) may provide for eligibility to be determined by reference to criteria set by a relevant authority.”;
  - (b) at the end insert—
    - “(4) The regulations may provide—
      - (a) that persons who fail to meet particular conditions of eligibility, but who meet the other conditions

- specified, must be entered on a separate part of the register;
- (b) that the duty in section 2A does not apply in relation to such persons.”
- (2) In paragraph 6 of that Schedule (fees) –
- (a) in sub-paragraph (1), for “section 1” substitute “sections 1 and 2A”;
  - (b) in sub-paragraph (2)(b), after “fixing of fees by” insert “the Secretary of State or”;
  - (c) after sub-paragraph (2) insert –
    - “(3) The regulations may specify circumstances in which no fee is to be paid.”
- (3) In section 4(1) of that Act (regulations subject to affirmative resolution procedure) –
- (a) in paragraph (b) omit “or”;
  - (b) after that paragraph insert –
    - “(ba) section 2A(3),
    - (bb) section 5(2), or”.
- (4) In section 4(2) of that Act (regulations subject to negative resolution procedure) –
- (a) before paragraph (a) insert –
    - “(za) section 2B,”;
  - (b) in paragraph (a), for “section 5” substitute “section 5(1)”.

## PART 2

### ROGUE LANDLORDS AND PROPERTY AGENTS IN ENGLAND

#### CHAPTER 1

##### INTRODUCTION

### **13 Introduction to this Part**

- (1) This Part is about rogue landlords and property agents.
- (2) In summary –
- (a) Chapter 2 allows a banning order to be made where a landlord or property agent has been convicted of a banning order offence,
  - (b) Chapter 3 requires a database of rogue landlords and property agents to be established,
  - (c) Chapter 4 allows a rent repayment order to be made against a landlord who has committed an offence to which that Chapter applies, and
  - (d) Chapter 6 contains definitions.

## Appendix 4

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

(2016)



**2016 No. 1027**

**TOWN AND COUNTRY PLANNING, ENGLAND**

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

*Made* - - - - 25th October 2016

*Coming into force* - - 31st October 2016

The Secretary of State makes the following regulations in exercise of the powers conferred by section 2A(3) of and paragraph 6 of the Schedule to the Self-build and Custom Housebuilding Act 2015(a).

In accordance with section 4(1) of that Act(b), a draft of these Regulations was laid before and approved by a resolution of each House of Parliament.

**Citation, commencement and interpretation**

**1.**—(1) These Regulations may be cited as the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 and come into force on 31st October 2016.

(2) In these Regulations—

“the Act” means the Self-build and Custom Housebuilding Act 2015; and

“register” means the register that a relevant authority is required to keep under section 1(1) of the Act (register of persons seeking to acquire land to build a home)(c).

**Time for compliance with duty to grant planning permission**

**2.** 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).

**Fees**

**3.**—(1) A relevant authority may charge a fee to a person—

(a) to be entered on the register for a base period or part of a base period; and

(b) thereafter, on an annual basis, to remain on that register irrespective of whether any fee was charged to be entered on the register.

---

(a) 2015 c. 17; section 2A was inserted by section 10 of, and paragraph 6 of the Schedule was amended by section 12(2) of, the Housing and Planning Act 2016 (c.22).

(b) Section 4(1) of the Self-build and Custom Housebuilding Act 2015 was amended by section 12(3) of the Housing and Planning Act 2016.

(c) “Relevant authority” is defined in section 1 of the Act.

(d) “Base period” is defined in section 2A(4) of the Act.

(2) A relevant authority must determine when a fee is to be payable, and must refund any fee paid by a person whose application to be entered on or to remain on the register is unsuccessful.

(3) The amounts of fees charged by a relevant authority under paragraph (1) are to be determined and must be published by that authority.

(4) Different fees may be charged to different categories of applicant under paragraph (1).

(5) In determining the amounts of fees, a relevant authority must secure that, taking one financial year with another—

(a) the income from fees payable by persons to whom the duty in section 2A does not apply as a consequence of the Self-build and Custom Housebuilding Regulations 2016<sup>(a)</sup> does not exceed its reasonable costs incurred in connection with its functions under section 1 of, and the Schedule to, the Act; and

(b) the income from fees payable by other persons does not exceed its reasonable costs incurred in connection with its functions under sections 1 and 2A of, and the Schedule to, the Act.

(6) A relevant authority may not charge a fee to remain on the register to any person in relation to whom the duty in section 2A of the Act does not apply either as a consequence of the Self-build and Custom Housebuilding Regulations 2016 or as a consequence of a direction issued under section 2B(1) of the Act<sup>(b)</sup>.

Signed by authority of the Secretary of State for Communities and Local Government

*Gavin Barwell*  
Minister of State

25th October 2016

Department for Communities and Local Government

### **EXPLANATORY NOTE**

*(This note is not part of the Regulations)*

The Self-build and Custom Housebuilding Act 2015 (“the Act”) requires a relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority’s area.

Section 2A of the Act imposes a duty on relevant authorities to grant sufficient development permissions in respect of serviced plots of land to meet the demand as evidenced by the number of entries on the register in a base period. Regulation 2 of these Regulations specifies three years as the period within which the required number of development permissions relating to a base period must be granted to satisfy the duty.

Paragraph 6 of the Schedule to the Act allows regulations to enable relevant authorities to charge fees in connection with their functions in connection with maintaining the register and complying with the duty in section 2A. Regulation 3 of these Regulations allows authorities to charge fees to recover their reasonable costs of entering a person on the register, permitting a person to remain on the register, and complying with the duty in section 2A. In cases where the duty in section 2A does not apply to a person the costs that can be taken into account in setting the fee are limited to the costs of entering that person on the register.

An impact assessment has not been prepared for this instrument as it has no impact on business, charities or the voluntary sector.

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(a) S.I. 2016/950.

(b) Section 2B was inserted into the Act by section 11 of the Housing and Planning Act 2016.

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UK201610251 10/2016 19585

<http://www.legislation.gov.uk/id/uksi/2016/1027>

ISSN 978-0-11-150689-9



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# Appendix 5

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The Self-Build and Custom Housebuilding section of the Planning  
Practice Guidance

(8 February 2021)



1. Home (<https://www.gov.uk/>)
2. Housing, local and community (<https://www.gov.uk/housing-local-and-community>)
3. Planning and building (<https://www.gov.uk/housing-local-and-community/planning-and-building>)
4. Planning system (<https://www.gov.uk/housing-local-and-community/planning-system>)

Guidance

# Self-build and custom housebuilding

Self-build and custom housebuilding registers.

Published 1 April 2016

Last updated 8 February 2021 — see all updates

From:  
Ministry of Housing, Communities & Local Government (<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

## Contents

- Self-build and custom housebuilding
- Self-build and custom housebuilding registers
- Self-build and custom housebuilding land duties
- Exemptions from the 2015 Act duties
- Cost recovery

[Print this page](#)

Where plans are being prepared under the transitional arrangements set out in Annex 1 to the revised National Planning Policy Framework (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>), the policies in the previous version of the framework published in 2012 (<http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2>) will continue to apply, as will any previous guidance which has been superseded since the new framework was published in July 2018. If you'd like an email alert when changes are made to planning guidance please subscribe (<https://www.gov.uk/topic/planning-development/planning-officer-guidance/email-signup>).

## Self-build and custom housebuilding

### What is self-build and custom housebuilding?

Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) (<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm>) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.

When reading this guidance, reference should be made to the:

- Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) (<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>)
- Self-build and Custom Housebuilding Regulations 2016 (<http://www.legislation.gov.uk/uksi/2016/950/contents/made>)
- Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016 (<http://www.legislation.gov.uk/uksi/2016/1027/contents/made>)

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.

Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.

The Community Infrastructure Levy Regulations 2010 allow for certain development such as self-build and custom build housing to apply for an exemption from the levy and guidance provides a definition of self-build and custom build housing for that purpose. Self-build and custom build multi-unit and communal schemes can also qualify for the exemption where they meet the required criteria. See guidance on Community Infrastructure Levy exemptions (<https://www.gov.uk/guidance/community-infrastructure-levy#para082>).

Paragraph: 016 Reference ID: 57-016-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What are the benefits of self-build and custom housebuilding?**

Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction

Paragraph: 16a Reference ID: 57-016a-20210208

Revision date: 08 02 2021

## Self-build and custom housebuilding registers

### Who does the requirement to keep a self-build and custom housebuilding register and the duty to have regard to the register fall to?

Responsibility for keeping a self-build and custom housebuilding register falls to “relevant authorities” as set out in section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) (<http://www.legislation.gov.uk/ukpga/2015/17/section/1/enacted>), and includes:

- district councils;
- county councils in England so far as they are councils for an area for which there are no district councils;
- London borough councils;
- the Common Council of the City of London;
- the Council of the Isles of Scilly;
- the Broads Authority and National Park authorities in England are the relevant authority for the whole of their respective areas, to the exclusion of any authority mentioned above.

The requirement to keep a register does not fall to Urban Development Corporations and Mayoral Development Corporations.

The duty to have regard to the register is not limited to the relevant authorities that must keep a register. This is because other public bodies may have responsibility for housing and redevelopment functions in an area. In addition to relevant authorities, the public bodies that are required to have regard to each self-build and custom housebuilding register that relates to their area are:

- county councils in England in areas where there are district councils
- the Sub-Treasurer of the Inner Temple (in that person’s capacity as a local authority)
- the Under-Treasurer of the Middle Temple (in that person’s capacity as a local authority)

Paragraph: 001 Reference ID: 57-001-20170728

Revision date: 28 07 2017 See previous version

(<http://webarchive.nationalarchives.gov.uk/20170417114230/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

### Can relevant authorities hold a joint register?

Authorities can choose to work together to publicise and promote their registers and have a single application form provided it is clear which authority the application is being made to.

However, under the Self-build and Custom Housebuilding Act 2015 as amended by the Housing and Planning Act 2016 (<http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>) each relevant authority must keep and publicise a register.

An authority can also choose to work with a private sector supplier to maintain the register provided the relevant authority holds and publicises its register in accordance with the legislation.

Paragraph: 007 Reference ID: 57-007-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **Why must relevant authorities keep a self-build and custom housebuilding register?**

Paragraph removed

Paragraph: 002 Reference ID: 57-002-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What information must relevant authorities include on their register?**

The information that relevant authorities must include on their register differs for entries for individuals and entries for associations of individuals.

For entries on the register for individuals, relevant authorities must record the name and address of the individual on the register.

For entries on the register for associations of individuals, relevant authorities must record the following information on the register:

- the name and address of the association;
- the name and address (if different from that of the association) of the lead contact; and
- the number of serviced plots of land in the relevant authority's area the members of the association are seeking to acquire.

In all cases the date on which an entry was made – and any dates on which it has been amended – must be recorded on the register.

Paragraph: 005 Reference ID: 57-005-20160401

Revision date: 01 04 2016

## **Can relevant authorities request applicants to provide additional information to that required by the legislation?**

As part of the registration process relevant authorities can request applicants to provide additional information to that required by the legislation. This can support a greater understanding of the nature of demand for self-build and custom housebuilding in their area, inform local planning policies and assist in bring forward appropriate land.

However, those who meet the eligibility criteria but do not provide the additional information requested must still be entered on the register. Relevant authorities should ensure that any additional information requested is relevant, proportionate and reasonable.

Examples of additional information could (while having regard to data protection obligations) include:

- The applicant's age and whether they have dependents living with them;
- The location where an applicant wants to build in the authority's area (for example town/village/ward if appropriate);
- The type of project an applicant seeks to undertake (for example, self-build or custom build) - this information can assist local builders and developers in bringing forward suitable opportunities;
- Preferred tenure, dwelling type and plot size preference;
- Whether an applicant is looking for a single independent plot or a plot on a housing site; and
- Budget to acquire a plot and build a house.

Relevant authorities can collaborate to share best practice on information collection and use.

Paragraph: 006 Reference ID: 57-006-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **Who is eligible to be entered on the register?**

Applicants must meet all of the eligibility criteria for entry on the register. Each individual applicant and every member of an association of individuals that applies for entry on the register must:

- be aged 18 or older;
- be a British citizen, a national of a EEA State other than the United Kingdom, or a national of Switzerland;
- satisfy any local eligibility conditions set by the relevant authority (but with regard to applications from members of the armed forces and ex-services personnel see paragraph 021);
- have paid any fee required by the relevant authority to enter or remain on the register; and
- be seeking (either alone or with others) to acquire a serviced plot of land in the relevant authority's area for their own self-build and custom housebuilding project.

When applying to be entered on a register, individuals who wish to register as an association must appoint a member or officer to act as the lead contact for the purposes of correspondence between the association and the relevant authority.

Paragraph: 008 Reference ID: 57-008-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **In what circumstances should a register have two parts?**

Relevant authorities who choose to set a local connection test are required to have two parts to their register. Individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria must be entered on Part 1. Those who meet all the eligibility criteria except for a local connection test must be entered on Part 2 of the register.

Paragraph: 017 Reference ID: 57-017-20170728

Revision date: 28 07 2017

## **What is the difference between the two parts of the register?**

Relevant authorities must count entries on Part 1 of the register towards the number of suitable serviced plots that they must grant development permission for. See the section on self-build and custom housebuilding duties for further information on the duty to grant planning permission etc. Entries on Part 2 do not count towards demand for the purpose of the 2015 Act (as amended) but relevant authorities must have regard to the entries on Part 2 when carrying out their planning, housing, land disposal and regeneration functions.

This means, for example, in plan-making the starting point for establishing overall demand for self-build and custom housebuilding would be the number of registrants on Part 1 and Part 2 of the register.

Paragraph: 018 Reference ID: 57-018-20210208 Revision date: 08 02 2021 See previous version (<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What local eligibility tests can a relevant authority set?**

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) enables relevant authorities to include up to two optional local eligibility tests. These are limited to a local connection test and a financial solvency test. We expect that relevant authorities will apply one or both of these tests only where they have a strong justification for doing so.

Authorities are advised to ensure that they provide clear information to individuals and groups on the rationale underpinning local eligibility tests.

Relevant authorities are advised to consult on their proposals before they introduce an eligibility test, and to review them periodically to ensure that they remain appropriate and that they are still achieving the desired effect.

Paragraph: 019 Reference ID: 57-019-20210208

Revision date: 08 02 2021 See previous version (<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What can the local eligibility tests look like?**

It is for each relevant authority to determine the rationale for introducing a local eligibility test and hence the specific conditions set. Any eligibility test introduced by an authority needs to be proportionate, reasonable and reviewed periodically to ensure that it responds to issues in the local area, for example for areas with exceptional demand or limited land availability.

In designing a local connection test, relevant authorities may wish to consider criteria based on residency, having a family member residing in the local area and/or having an employment connection to the local area.

Aligning the test with local connection criteria used in local planning policies, for example relating to affordable housing or rural exception sites, may also be useful.

In designing a financial solvency test, relevant authorities may wish to assess whether the applicant can afford to purchase the land. Authorities should be aware that self-build and custom build can provide a route to affordable home ownership for those on low incomes and so will need to take this into consideration if introducing a financial solvency test.

When considering associations of individuals a relevant authority may wish to consider an association's collective ability to purchase a site and assume that each member can make an appropriate contribution.

Paragraph: 020 Reference ID: 57-020-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

### **How should relevant authorities treat applications to join their register from members of the armed forces and ex-services personnel where they have applied a local connection test?**

In cases where members of the armed forces do not meet any local connection test applied, they must be deemed as having done so and be entered on Part 1 of the register. For applications made by ex-service personnel this includes the period of time since they have left the armed forces which is equal to any period of time specified in any local connection test applied.

Paragraph: 021 Reference ID: 57-021-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

### **How should relevant authorities treat applications for entry on the register that are made by couples or by two or more members of the same household?**

Relevant authorities should ensure that they have processes in place to consider how to process applications for entry on the register from couples, or two or more members of one household, who are jointly seeking to acquire a serviced plot of land for their own self-build and custom housebuilding.

If more than one individual application is made by a couple or by two or more members of one household, and each of the individuals is eligible for entry on the registers, the relevant authority must make the relevant entries on the register.

Paragraph: 009 Reference ID: 57-009-20170728

Revision date: 28 07 2017 See previous version

(<http://webarchive.nationalarchives.gov.uk/20170417114230/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

### **What is the relationship between the register and the Strategic Housing Market Assessment?**

Assessment of local housing need as a whole should be conducted using the standard method in national planning guidance. Within this context, the size, type and tenure of housing needed for different groups should be assessed including people wishing to self-build or custom-build their own homes.

Local planning authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance (<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)), to understand and consider future need for this type of housing in their area. Secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.

Plan-makers will need to make reasonable assumptions using the data on their register to avoid double-counting households.

Paragraph: 011 Reference ID: 57-011-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **How should relevant authorities publicise their register and are they required to publish data from their register?**

Section 1(2) of the Self-build and Custom Housebuilding Act 2015

(<http://www.legislation.gov.uk/ukpga/2015/17/section/1/enacted>) requires each relevant authority to publicise its register. As a minimum, it is recommended that relevant authorities hold and regularly update a web page that is dedicated to self-build and custom housebuilding. Relevant authorities are encouraged to consider additional innovative methods of publicising their register to increase awareness of it such as hosting events.

Relevant authorities are encouraged to publish in their Authority Monitoring Report and the self and custom build section of their website, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources. This can support 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.

Authorities may wish to consider using a range of other communication approaches to ensure that their registers are publicised locally; for example through local radio, newspapers and social media, neighbourhood forums, parish and town councils and other opportunities.

The types of information relevant authorities are advised to publish (while having regard to data protection obligations) include:

- the number of individuals and associations on their register;
- the number of serviced plots of land sought; and
- preferred locations in a local area, plot sizes and type of housing intended to be built, where this information has been requested by the authority and provided by an applicant.

Publishing data such as the numbers of individuals or groups who have successfully acquired plots in a local area can be a useful way of demonstrating progress locally to meet demand for self-build and custom building in an area.

Paragraph: 012 Reference ID: 57-012-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **How can relevant authorities communicate and promote their actions to support self-build and custom housebuilding?**

As well as publicising the data which the register holds, relevant authorities should consider using a dedicated webpage to promote:

- the purpose of the register and how to apply for entry on it;
- eligibility criteria, including any local eligibility criteria (setting out the justification and review date);
- activities undertaken information on sites for self-build and custom housebuilding including suitable development permissions, local and neighbourhood plan allocations and other opportunities provided for by local planning policies; and
- details on activities to promote self-build and custom housebuilding;

Providing information on one well signposted and easily accessible site may help to reduce any risk of complaint or challenge that an authority is not complying with its duties under the 2015 Act and reduce the amount of correspondence asking for an update on progress.

Relevant authorities can use email if they wish to do so to communicate with those seeking entry on their register and those on their register where applicants have provided an email address subject to data protection considerations.

Paragraph: 022 Reference ID: 57-022-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **Can relevant authorities use email as a means of communication with those applying for entry on their register and those on their register?**

Paragraph remove and incorporated into Paragraph 022 above

Paragraph: 004 Reference ID: 57-004-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **Self-build and custom housebuilding land duties**

This section provides information on the two duties in the 2015 Act (as amended by the Housing and Planning Act 2016) which are concerned with increasing the availability of land for self-build and custom housebuilding. These duties are the 'duty to grant planning permission etc' and the 'duty as regards registers'.

## **What does having a ‘duty to grant planning permission etc’ mean?**

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.

Paragraph: 023 Reference ID: 57-023-201760728

Revision date: 28 07 2017

## **Who does the ‘duty to grant planning permission etc’ apply to?**

The ‘duty to grant planning permission etc’ applies to the same authorities who are required to hold a register provided they are also a local planning authority within the meaning of the Town and Country Planning Act 1990.

Paragraph: 024 Reference ID: 57-024-201760728

Revision date: 28 07 2017

## **How can relevant authorities increase the number of planning permissions which are suitable for self-build and custom housebuilding?**

Relevant authorities should consider how local planning policies may address identified requirements for self and custom housebuilding to ensure enough serviced plots with suitable permission come forward (for example, as a number of units required as part of certain allocated sites, or on certain types of site).

More widely, relevant authorities can play a key role in brokering and facilitating relationships to help bring suitable land forward. This can include:

- supporting Neighbourhood Planning groups where they choose to include self-build and custom build housing policies in their plans;
- effective joint working across service delivery areas and with local delivery partners including Housing Associations, Arms Length Management Organisations and housing developers;
- using their own land (if available and suitable) for self-build and custom housebuilding and marketing it to those on the register;
- working with Homes England to unlock land and sites in wider public ownership to deliver self-build and custom build housing;

- when engaging with developers and landowners who own sites that are suitable for housing, and encouraging them to consider self-build and custom housebuilding, and facilitating access to those on the register where the landowner is interested.
- working with local partners, such as Housing Associations and third sector groups, to custom build affordable housing for veterans and other groups in acute housing need.

Paragraph: 025 Reference ID: 57-025-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What is the definition of a serviced plot of land?**

A serviced plot of land is 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.

A serviced plot of land could be an opportunity for converting an existing building to residential use (rather than a new build) provided the plot otherwise meets the statutory definition (see section 5(1) of the Self and Custom Housebuilding Act 2015 and regulation 3 of the Self-build and Custom Housebuilding Regulations 2016 S.I. 2016/950

(<https://www.legislation.gov.uk/ukSI/2016/950/regulation/5/made>)).

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

Paragraph: 026 Reference ID: 57-026-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **How can authorities record suitable permissions?**

The legislation does not specify how suitable permissions must be recorded. However, the following are examples of methods a relevant authority may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding:

- Whether developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout;
- Whether a planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout; and
- Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.

A relevant authority must be satisfied that development permissions being counted meet the legislative requirements.

Paragraph: 038 Reference ID: 57-038-20210508

Revision date: 08 02 2021

## **What can someone on a register expect?**

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. There is no duty on a relevant authority to permission land which specifically meets the requirements expressed by those on the register. Relevant authorities should use preferences expressed by those on the register to guide their decisions when looking at how to meet the duty to grant planning permission etc. This will help ensure that relevant authorities permission land suitable for self-build and custom housebuilding which people are actually keen to develop.

Relevant authorities should also consider informing those on the register when they have permissioned suitable land, or when suitable sites are made available through land disposal, and could maintain an up-to-date list of suitable permissioned land that can be shared with those on the register. Ideally this would include contact details for the land owner, where their consent has been obtained, so that if anyone on the register is interested in purchasing the land they know who to contact.

Paragraph: 028 Reference ID: 57-028-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What does having ‘a duty as regards registers’ mean?**

Section 2(1) of the Self-build and Custom Housebuilding Act 2015

(<http://www.legislation.gov.uk/ukpga/2015/17/section/2/enacted>) places a duty on relevant bodies to have regard to each self-build and custom housebuilding register, including Part 2 of the register (where a register is in two parts), that relates to their area when carrying out their planning, housing, land disposal and regeneration functions.

The following guidance suggests ways in which the duty may be demonstrated in carrying out each function:

### **(i) Planning**

The registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding.

## **(ii) Housing**

Local housing authorities will need to consider the evidence of demand for self-build and custom housebuilding from the registers when carrying out their housing functions. This includes preparing their local housing strategies, delivery of affordable housing, supporting community-led housing and in developing plans for new housing on land owned by the local housing authority. Authorities are encouraged to work closely with local delivery partners to ensure that self-build and custom housebuilding is an integral part of their housing delivery strategy.

## **(iii) Land disposal**

Relevant authorities should consider the evidence of demand for self-build and custom housebuilding in their area from the register when developing plans to dispose of land within their ownership. This can be particularly valuable in ensuring sufficient sites come forward for self-build and custom housebuilding.

## **(iv) Regeneration**

When developing plans to regenerate their area, relevant authorities should consider the demand for self-build and custom housebuilding. Self-build and custom housebuilding can help to deliver regeneration on suitable brownfield sites, underutilised land and other public sector land.

Paragraph: 014 Reference ID: 57-014-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **How should relevant authorities count entries from associations of individuals towards demand levels for the ‘duty to grant planning permission etc’?**

For the purpose of calculating demand, relevant authorities should count associations of individuals as a single entry on the register. This is because we expect that the rationale for joining a register as a member of an association will be for the self-build and custom housebuilding project to be in close proximity to other members of the association. We therefore expect that associations of will be interested in a single site that is large enough to encompass their needs rather than separate plots of land.

Paragraph: 027 Reference ID: 57-027-201760728

Revision date: 28 07 2017

## **Exemptions from the 2015 Act duties**

### **Can authorities become exempt from the ‘duty as regards registers’?**

No. Authorities must have regard to their register when carrying out their planning, housing, land disposal and regeneration functions. There is no exemption from this duty.

Paragraph: 029 Reference ID: 57-029-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **When can a relevant authority apply for an exemption to the ‘duty to grant planning permission etc’?**

A relevant authority may make an application for an exemption if for any base period (see the section on what having a ‘duty to grant planning permission etc’ means) the demand for self-build and custom housebuilding is greater than 20% of the land identified by that relevant authority as being available for future housing.

As relevant authorities have 3 years in which to permission sufficient land to match demand, demand should be assessed over 3 base periods. For this purpose demand is the aggregate number of new entries on Part 1 of the register in that base period and the 2 preceding base periods. For the first 2 years, there will not be 3 base periods so relevant authorities should rely on the current base period and any previous base period (if applicable).

Land availability is the total number of new houses on land in the area of the relevant authority, assessed by that authority as being deliverable in that base period, the 2 preceding base periods, and the 2 subsequent base periods.

Paragraph: 030 Reference ID: 57-030-20170728

Revision date: 28 07 2017

## **If demand for self-build and custom housebuilding in an area is significantly more than 20% of the identified land for housing would the relevant authority be automatically exempt from the ‘duty to grant planning permission etc’?**

No. The first time that a relevant authority determines that the demand on their register is greater than 20% of its future deliverable housing supply, that authority may apply to the Secretary of State for an exemption. The authority is assumed to not be exempt until the Secretary of State has considered the application and written to the relevant authority informing them of the outcome of their application.

When deciding whether to grant an exemption, in order to ensure that an exemption is appropriate, the Secretary of State will consider the level of demand on the register compared with land supply for future housing, and other relevant factors such as whether a local connection test has been considered and how the authority would continue to support self-build and custom housebuilders in their area.

An exemption is only granted in relation to a given base period. At the end of each subsequent base period authorities must calculate demand on their register as a percentage of the deliverability of housing over the next 3 years. If, at the end of any given base period, the demand in that base period, when expressed as a percentage of future land availability, is assessed to be 20% or below, the authority is deemed to no longer be exempt and must inform the Secretary of State that this is the case. For these no longer exempt authorities, should demand as a percentage of future land availability increase to over 20% in subsequent base periods they may again apply for an exemption.

Where a relevant authority has been granted an exemption in respect of a base period, no further application is required in respect of any subsequent base periods provided the demand on their register remains greater than 20% of its future deliverable housing supply, unless the Secretary of State gives notice in writing to the authority that an application is required in respect of any base period.

To help the Secretary of State decide whether to give such notice in writing, the Secretary of State may ask for details and all relevant background information in the current base period.

To ensure that relevant authorities have sufficient time to permission sufficient land, it is expected that the Secretary of State will only direct that an exemption would apply for the base period that follows the base period in which the exemption is granted. This ensures that relevant authorities have the full 3 years in which to permission sufficient land.

Once an exemption has been granted, the Secretary of State would not revoke an exemption, unless there were exceptional circumstances and confidence that the authority could meet its duty to grant planning permission etc within the required 3 years.

Relevant authorities must continue to permission suitable land to match demand in the base periods prior to being granted an exemption and in subsequent base periods if they are no longer exempt.

Paragraph: 031 Reference ID: 57-031-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **If an authority is granted an exemption does this apply to all base periods?**

Paragraph removed

Paragraph: 032 Reference ID: 57-032-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

## **What should exempt relevant authorities do for those on their register?**

A relevant authority that is granted an exemption to the 'duty to grant planning permission etc' must notify any person entered on Part 1 of the register kept by that authority for the base period to which the exemption relates.

If a relevant authority decides to inform everyone on the register that the authority is exempt then the letter should be clear that the exemption is only for the latest base period and that the authority still has a duty to grant planning permissions in line with demand for the earlier base periods.

Relevant authorities that have an exemption from the 'duty to grant planning permissions etc' must still have regard to their register when carrying out their housing, planning, land disposal and regeneration functions.

Paragraph: 033 Reference ID: 57-033-20170728

## **Cost recovery**

### **Can relevant authorities charge fees to those who apply to be entered on or remain on their register?**

Relevant authorities can only set fees on a cost recovery basis. Any fees charged must therefore be proportionate, reflect genuine costs incurred, should not act as a deterrent for people to be entered on or remain on the register and should not be viewed as a mechanism to manage demand. Authorities are advised to provide a transparent rationale for why they are charging, and how charges have been arrived at, and to review this to ensure costs remain proportionate and fair.

To recover their costs of registering an individual or association of individuals, relevant authorities can charge an entry fee to individuals and associations of individuals who apply to be entered on their register. Relevant authorities can charge a different fee to associations than to individuals where they incur a different cost for processing an application from an association of individuals compared with an application from an individual.

To recover their costs incurred when complying with the 'duty to grant planning permission etc', relevant authorities can charge a higher entry fee to those whose entry onto the register counts towards the number of plots of permissioned land required. In most cases this will be people on Part 1 of the register where a relevant authority is not exempt from the 'duty to grant planning permission etc'. As a result it is possible that where relevant authorities have set a local connection test and hence have two parts to the register, the fee charged when someone enters Part 1 of the register may be different to the fee charged to someone being entered on Part 2, which would reflect any additional costs of those on Part 1 contributing to demand and hence the number of sites which must have suitable planning permission granted.

Relevant authorities that are not exempt from the 'duty to grant planning permissions etc' can charge an additional annual fee in following years to those who are entered on Part 1 of their register (or the register if no local connection test has been set and so the register is not divided into two parts) and wish to remain on it.

Paragraph: 034 Reference ID: 57-034-20210208

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

### **Can an exempt authority charge a fee?**

Exemption only applies to specific base periods so relevant authorities may recover their costs for complying with the 'duty to grant planning permission etc' to those who are entered onto the register in a base period which is not exempt even where that authority may be exempt for other base periods.

Authorities cannot apply for an exemption from the duty to hold a register nor to have regard to those on the register when carrying out their planning, housing, land disposal and regeneration functions. Relevant authorities can therefore charge for entering people on a register if they incur genuine costs concerned with processing and maintaining that register.

Paragraph: 035 Reference ID: 57-035-20170728

Revision date: 28 07 2017

## **Can relevant authorities refuse entry on the register to an individual or association of individuals who does not pay the fee?**

One of the eligibility requirements for entry on a self-build and custom housebuilding register is payment of any fee which is required by the authority in relation to the register. Therefore relevant authorities are entitled to refuse an individual or association of individuals entry to their register until they have paid any entry fee set by the authority. Relevant authorities are also entitled to remove an individual or association of individuals from their register in a subsequent base period if they fail to pay any annual fee set by the authority to remain on the register.

Paragraph: 036 Reference ID: 57-036-20170728

Revision date: 28 07 2017

## **If a relevant authority charged a fee and then became exempt from the 'duty to grant planning permission etc' would it have to refund the fee to the applicant?**

Paragraph removed

Paragraph: 037 Reference ID: 57-037-20210508

Revision date: 08 02 2021 See previous version

(<https://webarchive.nationalarchives.gov.uk/20210118233022/https://www.gov.uk/guidance/self-build-and-custom-housebuilding>)

Published 1 April 2016

Last updated 8 February 2021 + show all updates

### 1. 8 February 2021

Added new paragraphs: 016a, 038 Amended paragraphs: 006, 007, 008, 016, 021, 011, 012, 018, 019, 021, 029, 034, 022, 004, 025, 026, 014, 028, 031 Removed paragraphs: 002, 032, 037

### 2. 28 July 2017

Updated guide and added new paragraphs 016 to 037.

### 3. 1 April 2016

First published.

[Print this page](#)

## **Related content**

- Claim a VAT refund if you build new houses on a DIY basis  
(<https://www.gov.uk/government/publications/vat-refunds-for-diy-housebuilders-claim-form-for-new-houses-vat431nb>)

- Claim a VAT refund on a conversion if you're a DIY housebuilder (<https://www.gov.uk/government/publications/vat-refunds-for-diy-housebuilders-claim-form-and-notes-for-conversions-vat431c>)
- Goods and services you can claim for under the VAT DIY Scheme (<https://www.gov.uk/guidance/goods-and-services-you-can-claim-for-under-the-vat-diy-scheme>)
- VAT Construction (<https://www.gov.uk/hmrc-internal-manuals/vat-construction>)
- Construction services and zero-rated relief (VAT information sheet 07/17) (<https://www.gov.uk/guidance/construction-services-and-zero-rated-relief-vat-information-sheet-0717>)

## **Collection**

- Planning practice guidance (<https://www.gov.uk/government/collections/planning-practice-guidance>)

## **Explore the topic**

- Planning system (<https://www.gov.uk/housing-local-and-community/planning-system>)

# Appendix 6

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Custom Build Homes and Buildstore Demand Data

(July 2023)





**RIGHT TO  
BUILD REGISTER**  
powered by Custom Build Homes

# Demand Appraisal

Custom and self-build housing

Request for data

July 2023

[righttobuildregister.co.uk](http://righttobuildregister.co.uk)





**Request for data**

<b>Enquiry from:</b>	Tetlow King Planning
<b>Date:</b>	06/07/23
<b>Site or area related to request:</b>	Colney Heath Parish Council
<b>Local Planning Authority:</b>	St Albans City and District Council
<b>Parish Council or Ward area(s)</b>	Colney Heath Parish Council

## **Demand in the area**

This Demand Appraisal comprises the number of people currently subscribed to the Right to Build Register as wishing to custom or self-build their home within the local authority area.

Where requested, the number of people currently registered in a specific Parish/Ward and wishing to custom and self-build in the local authority area is also provided.

<b>Area</b>	<b>Number of registered parties</b>
Colney Heath Parish Council	126
Relevant post codes (parish/ward)	AL1, AL4



## How is our data collected?

The data is collected by consumers signing up to the Right to Build Register at [www.righttobuildregister.co.uk](http://www.righttobuildregister.co.uk).

The data is provided voluntarily by private individuals wishing to custom or self-build their own home in local authority areas across England, Scotland, and Wales.

The Right to Build Register mirrors the statutory processes in place to determine whether an applicant benefits from the “Right to Build” as set out in the Self-Build and Custom Housebuilding Act 2015 (as amended) as part of its sign-up process there is a request to provide confirmation of:

- Being 18 years of age or over
- Current address, postcode, telephone number and email address
- Being a British Citizen, a national of an EEA state other than the UK or a national of Switzerland
- Their nationality
- Seeking to acquire a serviced plot of land to build a house to be their main house of residence

## What data do we hold?

The Right to Build Register holds data including personal information, contact information and where people wish to custom or self-build their own homes. It also captures many other datasets relating to applicants housing preferences and status. These include, but not limited to:

- Preference of house type, size, and specification
- Employment and current living situation
- Budget and payment method
- Reasons for custom or self-building
- Desire to build as part of a group

Parish/Ward level demand data is derived from the number of applicants registered to live in local authority area that are currently registered in that Parish/Ward. This data set is therefore a subset of the local authority area demand population.

Detailed Demand Assessments and bespoke surveys can be prepared on request.

**Together we can build better**

Be part of the housing 'revolution', where consumer demand and primary legislation can harness the will and skills of homeowners and professional developers to enable you to custom and self-build your home.

Sign up

Login



**51,026**  
Current demand

**SE England**  
Region with highest demand

**7,715**  
Newly built homes

**Wiltshire**  
Council with highest planning

Join the housing  
**evolution**

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While it is not possible to individually qualify the seriousness of every applicant, the sign-up process is robust, with a series of detailed questions that must be answered in full to complete a registration. Given our extensive industry experience, those who are not genuinely interested in finding a plot will not take the time to provide such detailed information.

Therefore, given the comprehensiveness of the sign-up process, and the fact individual benefit from being on the Right to Build Register, the dataset reflects a more accurate measure of demand when compared to local authority Self-build and Custom Housebuilding Registers which are typically not promoted, offer no specific benefit to applicants and are often subject to local eligibility criterion and/or the payment of registration fees.

**How important is this data?**

All 'relevant authorities' in England have a legal duty under the Self-build and Custom Housebuilding Act 2015 (as amended) to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and to have regard to that register when carrying out their planning, housing, land disposal and regeneration functions. Unless exempt, they also have a legal duty to grant sufficient 'development permissions' to meet the demand for Self-build and Custom Housebuilding in their area on an annual basis.

These duties are complemented by the policy in the revised National Planning Policy Framework which asks that local planning authorities plan for the needs of different groups with specific housing requirements as part of their overall housing need and that land with permission is developed without unnecessary delay.

Practice has shown that local authority self-build and custom housebuilding registers only provide a short-term, supply-led, picture because they rely on people knowing about the register and then registering their interest. Given its 'opt-in' nature and high dependency on publicity, promotion, registration fees and eligibility criteria being applied, a local register cannot predict longer-term demand for plots in an area. Indeed, the lack of local awareness of local registers was underlined in the Government commissioned Bacon Review (Independent review into scaling up self-build and custom housebuilding: report, 21 August 2021) which concluded that a very high proportion of the public (83-87%) are not aware of local registers and therefore demand for custom and self-build housing is higher than data on local registers would suggest. This is also increasingly recognised in planning appeals.

In this context, the Government's Planning Practice Guidance advises that local planning authorities should use the demand data from the register, supported as necessary by additional data from secondary sources and other wider market signals, when planning for the delivery of a sufficient supply of homes.



Right to Build Register is a trading style of BuildStore Custom Build Ltd. t/a Custom Build Homes.

It generates consumer demand data from those wishing to custom or self-build homes in local authority areas in England, Scotland, and Wales. It provides “live analysis” of the data it holds and presents this across various reports that are accessible to landowners, developers, housebuilders, consultants, and local planning authorities.

The dataset held on the Right to Build Register is industry leading. The lists are cleaned annually, and at any given time there are tens of thousands of applications from people looking for an opportunity to build their own homes in their preferred local authority areas.



Custom Build Homes (CBH) is the preeminent Enabler of custom and self-build housing development projects in the UK. It harnesses a deep understanding of the planning and delivery processes to deliver custom and self-build housing nationally on behalf of landowners, developers, housebuilders, and local planning authorities. These projects are designed to reflect the individual preferences of those subscribed to the Right to Build Register, and subscribers can offer notices of interest for new plots coming to market.

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BuildStore Ltd remains the single largest shareholder in CBH.



The Right to Build Register is operated by Custom Build Homes

Custom Build Homes  
Great Michael House, Office 9, 14 Links Place  
Edinburgh, EH6 7EZ

0345 223 4452  
hello@custombuildhomes.co.uk  
custombuildhomes.co.uk

Front cover photograph: 15 completed self-build homes on serviced plots enabled by Custom Build Homes at Long Four Acres, Mubarton, Norfolk. Disclaimer

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Buildstore Custom Build LTD  
Company number (SC61842)  
Registered office address:  
8 Houston Interchange Business Park,  
Livingston, EH54 5DW



**RIGHT TO  
BUILD REGISTER**  
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# Demand Appraisal

Custom and self-build housing

Request for data

July 2023

[righttobuildregister.co.uk](http://righttobuildregister.co.uk)





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<b>Area</b>	<b>Number of registered parties</b>
St Albans City and District Council	1,413
Relevant post codes (LPA)	AL1, AL2, AL3, AL4, AL5, AL6, HP2, HP3, LU2, WD2, WD25, WD5, WD7



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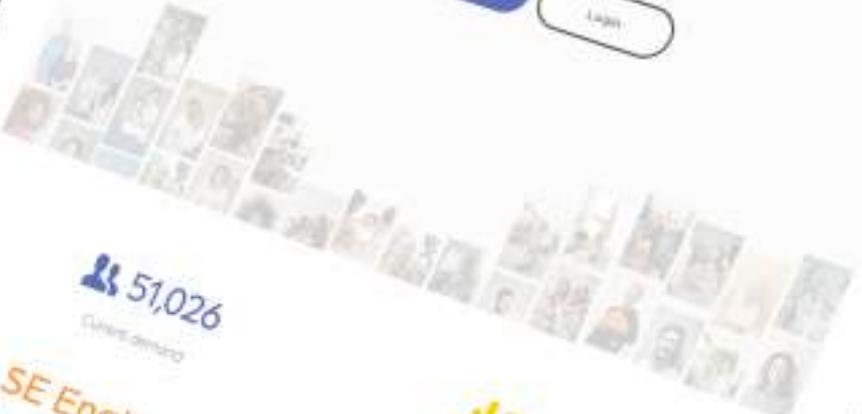
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Custom Build Homes  
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Front cover photograph: 15 completed self-build homes on serviced plots enabled by Custom Build Homes at Long Four Acres, Mubarton, Norfolk. Disclaimer

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Buildstore Custom Build LTD  
Company number (SC61842)  
Registered office address:  
8 Houston Interchange Business Park,  
Livingston, EH54 5DW

# Appendix 7

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Analysis of Self-Build and Custom Housebuilding Supply in St Albans



Date of Consent	Application Reference	Address	Description	No. of dwellings proposed in scheme	SBCH units proposed (according to LPA)	PPG Para 038 Identified to be included as part of development?	PPG Para 038 Application references self-build or custom build?	PPG Para 038 Secured by S106 or Unilateral Undertaking?	Secured by condition?	Comments
22-Dec-16	5/2016/3249	Pennypond Annables Lane Kinsbourne Green Harpenden Hertfordshire AI5 3PI	Demolition of existing and erection of one, two storey dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
11-Jan-17	5/2016/3368	46 St Stephens Avenue St Albans Hertfordshire AI3 4Ad	Replacement dwelling and alterations to access	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
15-Feb-17	5/2016/3581	Westoaks 12 The Uplands Harpenden Hertfordshire AI5 2Pq	Demolition of existing house and erection of one, two storey dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
24-Feb-17	5/2016/3734	63 Townsend Lane Harpenden Hertfordshire AI5 2Re	Demolition of existing dwelling and erection of one, five bedroom dwelling with attic accommodation and garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
14-Mar-17	5/2017/0115	109 Crabtree Lane Harpenden Hertfordshire AI5 5Pr	Demolition of existing semi detached chalet bungalow and erection of one, five bedroom detached dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
15-Mar-17	5/2016/3485	4 Burywick Harpenden Hertfordshire AI5 2Ae	Replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
13-Apr-17	5/2017/0253	16 Grange Court Road Harpenden Hertfordshire AI5 1By	Construction of one detached six bedroom dwelling following demolition of existing	1	1	N	Y	N	N	DAS/PS only references SBCH
09-May-17	5/2017/0617	54 Salisbury Avenue St Albans Hertfordshire AI1 4Tu	New dwelling with habitable loft space and rear terrace following demolition of dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
26-May-17	5/2017/0759	389 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Df	Erection of one, four bedroom detached dwelling following demolition of one, three bedroom detached bungalow	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
09-Jun-17	5/2017/0731	25 Grange Court Road Harpenden Hertfordshire AI5 1By	Demolition of one, three bedroom detached dwelling and erection of one, four bedroom detached dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
29-Jun-17	5/2017/1226	18 Manland Avenue Harpenden Hertfordshire AI5 4Rf	Demolition of existing and erection of a five bedroom dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
26-Aug-16	5/2016/2122	10 Dellcroft Way Harpenden Hertfordshire AI5 2Ng	Demolition of existing dwelling and erection of one, five bedroom detached dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
03-Aug-17	5/2017/0479	Highlands Annables Lane Kinsbourne Green Harpenden Hertfordshire AI5 3Pj	Demolition of existing and construction of one detached dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

Date of Consent	Application Reference	Address	Description	No. of dwellings proposed in scheme	SBCH units proposed (according to LPA)	PPG Para 038 Identified to be included as part of development?	PPG Para 038 Application references self-build or custom build?	PPG Para 038 Secured by S106 or Unilateral Undertaking?	Secured by condition?	Comments
04-Aug-17	5/2017/1657	Westoaks 12 The Uplands Harpenden Hertfordshire AI5 2Pq	Erection of one, five bedroom dwelling with basement area and associated landscaping following demolition of existing dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
10-Aug-17	5/2017/1721	10 Clarendon Road Harpenden Hertfordshire AI5 4Nt	Replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Sep-17	5/2017/1883	Impala Lodge The Slype Gustard Wood Wheathampstead Hertfordshire AI4 8Sa	Replacement dwelling and amendment to existing access	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Oct-17	5/2017/2326	246 Lower Luton Road Wheathampstead Hertfordshire AI4 8Hn	Demolition of existing bungalow and construction of replacement four bedroom dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
03-Nov-17	5/2017/2568	2 Roundwood Gardens Harpenden Hertfordshire AI5 3Aj	Replacement dwelling with associated landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
23-Nov-17	5/2017/2468	40 Marshals Drive St Albans Hertfordshire AI1 4Rq	Replacement dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
24-Nov-17	5/2017/2668	38 Marshalswick Lane St Albans Hertfordshire AI1 4Xg	Construction of six bedroom detached dwelling with associated landscaping following demolition of existing dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
08-Dec-17	5/2017/2478	16 Tuffnells Way Harpenden Hertfordshire AI5 3Hq	Demolition of existing dwelling and construction of five bedroom dwelling with associated with associated access and parking	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
13-Feb-18	5/2017/3552	112 Watford Road Chiswell Green Hertfordshire AI2 3Jz	Replacement bungalow	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Feb-18	5/2017/3434	19 Tuffnells Way Harpenden Hertfordshire AI5 3Hj	Demolition of existing and construction of one, five bedroom dwelling with attic accommodation and integral garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
28-Feb-18	5/2017/3556	16 Gilpin Green Harpenden Hertfordshire AI5 5Nr	Construction of one, four bedroom dwelling following demolition of existing dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
23-Mar-18	5/2018/0080	9 Hatching Green Close Harpenden Hertfordshire AI5 2Lb	Replacement dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
11-May-18	5/2018/0585	2 Barns Dene Harpenden Hertfordshire AI5 2Hq	Replacement five bedroom detached dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

Date of Consent	Application Reference	Address	Description	No. of dwellings proposed in scheme	SBCH units proposed (according to LPA)	PPG Para 038 Identified to be included as part of development?	PPG Para 038 Application references self-build or custom build?	PPG Para 038 Secured by S106 or Unilateral Undertaking?	Secured by condition?	Comments
29-May-18	5/2018/0593	Impala Lodge The Slype Wheathampstead Hertfordshire AI4 8Sa	Partial demolition and remodelling of existing dwelling. Replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
05-Jul-18	5/2018/0535	16 Longcroft Avenue Harpenden Hertfordshire AI5 2Qz	Replacement dwelling with additional vehicle crossover	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-Jul-18	5/2018/1315	104 Beaumont Avenue St Albans Hertfordshire AI1 4Tp	Replacement dwelling with associated parking and landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
28-Aug-18	5/2018/1630	10 The Uplands Harpenden Hertfordshire AI5 2Ph	Demolition of existing and erection of detached dwelling with basement and associated works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
25-Oct-18	5/2018/2237	14 Browning Road Harpenden Hertfordshire AI5 4Tr	Replacement dwelling with associated landscaping and parking	1	1	N	Y	N	N	DAS/PS only references SBCH
22-Nov-18	5/2018/2488	40 Marshals Drive St Albans Hertfordshire AI1 4Rq	Demolition of existing four bedroom dwelling and replace with new more thermally efficient five bedroom home and relocation of driveway access from Marshals Drive	1	1	N	Y	N	N	DAS/PS only references SBCH
11-Dec-18	5/2018/2663	5 Woodside Road Bricket Wood Hertfordshire AI2 3Ql	Replacement bungalow (part retrospective)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
14-Dec-18	5/2018/2094	48 Marshals Drive St Albans Hertfordshire AI1 4Rq	Two storey dwelling with basement and habitable roof space following demolition of existing buildings, annexe above garage, car lift for basement parking, associated landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Dec-18	5/2018/2786	37A Beaumont Avenue St Albans Hertfordshire AI1 4Tw	Construction of replacement dwelling with basement	1	1	N	Y	N	N	DAS/PS only references SBCH
27-Dec-18	5/2018/2312	8 Lyndhurst Drive Harpenden Hertfordshire AI5 5Qn	Demolition of existing house with retention of front facade and construction of a replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
08-Jan-19	5/2018/3013	17 New House Park St Albans Hertfordshire AI1 1Ua	Demolition of existing dwelling and construction of one, six bedroom house with integral garage and loft accommodation	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
25-Jan-19	5/2018/1732	23 The Deerings Harpenden Hertfordshire AI5 2Pf	New five bed detached dwelling following demolition of existing bungalow	1	1	N	Y	N	N	DAS/PS only references SBCH

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15-Feb-19	5/2018/3189	26A Marshalswick Lane St Albans Hertfordshire AI1 4Xg	Demolition of existing bungalow and construction of one, four bedroom two-storey detached dwelling with associated landscaping (resubmission following refusal of 5/2018/2213)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01-Mar-19	5/2018/3239	22 Roundfield Avenue Harpenden Hertfordshire AI5 5Be	Replacement dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
06-Mar-19	5/2018/3377	9 Hatching Green Close Harpenden Hertfordshire AI5 2Lb	Replacement dwelling (amendment to planning permission 5/2018/0080 dated 23/03/2018)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
12-Mar-19	5/2018/2632	49 Dunstable Road Redbourn Hertfordshire AI3 7Pn	New detached four bedroom dwelling following demolition of existing bungalow and outbuildings	1	1	N	Y	N	N	DAS/PS only references SBCH
11-Apr-19	5/2019/0093	14 The Warren Harpenden Hertfordshire AI5 2Nh	Two storey dwelling with basement, habitable roof space and integral garage following demolition of existing building	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
15-May-19	5/2018/3234	Eastmoor Lodge East Common Harpenden Hertfordshire AI5 1Da	Replacement dwelling and garage with associated access and landscaping (part retrospective)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
16-May-19	5/2019/0284	34 Long Buftlers Harpenden Hertfordshire AI5 1Je	Demolition of existing and erection of replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
22-May-19	5/2019/0392	38 Marshalswick Lane St Albans Hertfordshire AI1 4Xg	Construction of six bedroom detached dwelling with associated landscaping following demolition of existing dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
23-May-19	5/2019/0818	22 Sibley Avenue Harpenden Hertfordshire AI5 1Hf	Replacement dwelling following demolition of existing	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
13-Jun-19	5/2019/0094	2 Manland Avenue Harpenden Hertfordshire AI5 4Rf	Two storey, five bedroom detached house with basement following demolition of existing buildings, new crossover, sliding gates and 1.8m high boundary treatments	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
14-Jun-19	5/2019/0805	21 The Deerings Harpenden Hertfordshire AI5 2Pf	Demolition of bungalow and construction of replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
04-Jul-19	5/2019/1181	67 Leycroft Way Harpenden Hertfordshire AI5 1Jp	Construction of one, four bedroom dwelling following demolition of bungalow and garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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09-Aug-19	5/2019/1526	52 Bucknalls Drive Bricket Wood Hertfordshire AI2 3XI	Two storey dwelling following demolition of existing dormer bungalow	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
09-Aug-19	5/2019/0422	12 Wheatfield Road Harpenden Hertfordshire AI5 2Ny	Replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
18-Sep-19	5/2019/0894	25 Homewood Road St Albans Hertfordshire AI1 4Bg	Replacement dwelling, replacement rear fence and replacement front boundary wall (resubmission following withdrawal of 5/2019/0212)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
27-Sep-19	5/2019/0861	4 Pondwicks Close St Albans Hertfordshire AI1 1Dg	Demolition of existing house and erection of a replacement detached house with integral garage	1	1	N	Y	N	N	DAS/PS only references SBCH
19-Nov-19	5/2019/0887	43 Park Avenue North Harpenden Hertfordshire AI5 2Ee	Construction of replacement six bedroom dwelling with basement, habitable roof space, relocation of access and associated landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Nov-19	5/2019/0045	1 Greyfriars Lane Harpenden Hertfordshire AI5 2Qj	Two storey dwelling with habitable roof space and double garage following demolition of existing buildings	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
21-Nov-19	5/2019/1676	21 Nomansland Wheathampstead Hertfordshire AI4 8Ej	Replacement dwelling with basement	1	1	N	Y	N	N	Multiple references to SBCH in application
03-Dec-19	5/2019/2297	37A Beaumont Avenue St Albans Hertfordshire AI1 4Tw	Construction of replacement dwelling (resubmission following approval of 5/2018/2786 dated 20/12/2018)	1	1	N	Y	N	N	DAS/PS only references SBCH
16-Dec-19	5/2019/2197	1 Hazel Road Park Street St Albans Hertfordshire AI2 2Ah	Demolition of bungalow and construction of replacement dwelling (resubmission following refusal of 5/2019/1073)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
09-Jan-20	5/2019/2677	43 Westfields St Albans Hertfordshire AI3 4Lr	One, five bedroom detached dwelling with rooflights and rear dormer window following demolition of existing dwelling, associated landscaping works	1	1	N	Y	N	N	DAS/PS only references SBCH
16-Jan-20	5/2019/2731	22 The Close Harpenden Hertfordshire AI5 3Nb	Replacement four bedroom dwelling following demolition of existing (resubmission following withdrawal of 5/2019/1411)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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22-Jan-20	5/2019/1801	4 Midway St Albans Hertfordshire AI3 4Bg	New two storey dwelling with basement and habitable loft space following demolition of existing, new boundary treatments	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
13-Mar-20	5/2019/2833	54 Marshalswick Lane St Albans Hertfordshire AI1 4Xg	Demolition of existing dwelling and erection of one, five bedroom detached dwelling with detached garage and associated landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Mar-20	5/2019/3173	49 The Park St Albans Hertfordshire AI1 4Rx	Demolition of existing detached dwelling and detached garage and erection of new detached dwelling with partial integrated garage (resubmission following refusal of 5/2019/0863)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
07-Apr-20	5/2020/0308	2 Manland Avenue Harpenden Hertfordshire AI5 4Rf	Demolition of existing and construction of five bedroom detached dwelling with basement, new crossover, sliding gates and 1.8m high boundary treatments	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
21-Apr-20	5/2020/0347	4 St Marys Close Redbourn Hertfordshire AI3 7Dd	Replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
27-May-20	5/2020/0411	46 Marshals Drive St Albans Hertfordshire AI1 4Rq	Demolition of existing and erection of a six bedroom detached dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
29-May-20	5/2020/0653	110 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Jz	Replacement bungalow with associated landscaping and parking (resubmission following withdrawal of 5/2019/3141)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
08-Jun-20	5/2020/0414	6 Penny Croft Harpenden Hertfordshire AI5 2Pb	Demolition of existing and erection of a detached five bedroom dwelling with basement	1	1	N	Y	N	N	DAS/PS only references SBCH
23-Jun-20	5/2020/0886	45 Westfields St Albans Hertfordshire AI3 4Lr	One, five bedroom detached dwelling with rooflights and rear dormer window following demolition of existing dwelling, associated parking and landscaping (resubmission following refusal of 5/2020/0077)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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25-Jun-20	5/2020/0612	18 Piggottshill Lane Harpenden Hertfordshire AI5 1Lh	Demolition of dwelling and construction of replacement detached four bedroom dwelling with associated parking	1	1	N	Y	N	N	DAS/PS only references SBCH
24-Jul-20	5/2020/0836	Paddock End Kimpton Bottom Harpenden Hertfordshire AI5 5Ea	Construction of four bedroom detached dwelling and garage following demolition of existing dwelling and garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
27-Nov-20	5/2020/1673	60 Marshals Drive St Albans Hertfordshire AI1 4Rf	Construction of replacement detached dwelling and garage block following demolition of existing dwelling and garage with associated landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
19-Nov-20	5/2020/1771	61 Sandridge Road St Albans Hertfordshire AI1 4Ag	Demolition of existing property and construction of a replacement dwelling with loft accommodation and associated landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01-Oct-20	5/2020/1544	20 Penny Croft Harpenden Hertfordshire AI5 2Pb	Demolition of existing dwelling and construction of replacement five bedroom dwelling and widening of access (resubmission following refusal of 5/2019/2794)	1	1	N	Y	N	N	DAS/PS only references SBCH
01-Oct-20	5/2020/1663	Canley The Common Kinsbourne Green Harpenden Hertfordshire AI5 3Pe	Construction of six bedroom detached dwelling with basement following demolition of existing dwelling, associated landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
12-Oct-20	5/2020/1889	232 Sandridge Road St Albans Hertfordshire AI1 4AI	Construction of a two storey detached dwelling with habitable loft space and outbuilding following demolition of existing dwelling and outbuilding, associated landscaping and car parking	1	1	N	Y	N	N	DAS/PS only references SBCH
10-Nov-20	5/2020/1858	6 Stewart Road Harpenden Hertfordshire AI5 4Qb	Demolition of existing dwelling and construction of replacement dwelling with associated hard and soft landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
23-Nov-20	5/2020/2181	23 Oakwood Road Bricket Wood Hertfordshire AI2 3Pt	Construction of detached bungalow with habitable loft space with associated car parking and landscaping, following demolition of existing bungalow, garage and shed	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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25-Nov-20	5/2020/1524	43 Park Avenue North Harpenden Hertfordshire AI5 2Ee	Construction of replacement six bedroom detached dwelling with habitable roof space and rooflights, associated landscaping works and relocation of access (resubmission following approval of 5/2019/0887 dated 19/11/2019)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
22-Dec-20	5/2020/2035	16 Gilpin Green Harpenden Hertfordshire AI5 5Nr	Demolition of existing and construction of a four bedroom detached dwelling with two rear external staircases with veranda and hard and soft landscaping works (resubmission following withdrawal of 5/2020/079)	1	1	N	Y	N	N	DAS/PS only references SBCH
29-Jan-21	5/2020/2232	2 Browning Road Harpenden Hertfordshire AI5 4Tr	Construction of one new detached two storey dwelling with habitable roof space and associated landscaping works following demolition of existing dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH
12-Feb-21	5/2020/2894	3 Faulkners End Cottages Roundwood Lane Harpenden Hertfordshire AI5 3Pg	Demolition of the existing dwelling and erection of one, four bedroom detached dwelling with associated landscaping and minor alterations to No. 4 Faulkners End Cottages (resubmission following approval of 5/2020/0519 dated 07/08/2020)	1	1	N	Y	N	N	DAS/PS only references SBCH
09-Mar-21	5/2020/3069	20 Park Avenue South Harpenden Hertfordshire AI5 2Ea	Demolition of existing and erection of a six bedroom dwelling with annexe and associated landscape works (resubmission following approval of 5/2020/1748)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
25-Mar-21	5/2020/3121	39 Tuffnells Way Harpenden Hertfordshire AI5 3Ha	Demolition of existing dwelling and erection of replacement dwelling (revised scheme)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
15-Apr-21	5/2021/0024	10 Prospect Lane Harpenden Hertfordshire AI5 2PI	New dwelling with integral garage and basement following demolition of existing dwelling and garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
06-May-21	5/2021/0189	5 Pondwick Road Harpenden Hertfordshire AI5 2Hg	Replacement dwelling and associated works	1	1	N	Y	N	N	DAS/PS only references SBCH
03-Jun-21	5/2021/0463	23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AI2 3Lb	Replacement dwelling (part retrospective)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
30-Jul-21	5/2021/1654	26 Beaumont Avenue St Albans	Demolition of existing and erection of a	1	1	N	N	N	N	No evidence within application material

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13-Aug-21	5/2021/1748	11A Croftwell Harpenden Hertfordshire AI5 1Jg	Demolition of existing and erection of a five bedroom detached dwelling with habitable accommodation in the roofspace with attached garage and associated landscaping works (resubmission following withdrawal 5/2021/0668)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-Sep-21	5/2021/1800	86 Mount Pleasant Lane Bricket Wood Hertfordshire AI2 3Xd	Replacement of existing bungalow with one two storey dwelling, new vehicle crossover and associated landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
22-Sep-21	5/2021/0688	87 Sandpit Lane St Albans Hertfordshire AI1 4Ey	Replacement dwelling following demolition of existing dwelling and associated landscaping works (part retrospective)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
03-Nov-21	5/2021/2510	Woodring Aubrey Lane St Albans Hertfordshire AI3 7An	Construction of three bedroom dwelling following demolition of existing dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
09-Nov-21	5/2021/2536	40 The Uplands Harpenden Hertfordshire AI5 2Nz	Demolition of existing house and construction of new five bedroom dwelling with integral garage, and new crossover	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
12-Nov-21	5/2021/2514	Lady Bray Farm Kennel Lane Kinsbourne Green Harpenden Hertfordshire AI5 3Pz	Change of use of Dray Barn (of the former Lady Bray Farm buildings) to create habitable accommodation and garage following alterations to walls, roof and openings	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
23-Nov-21	5/2021/2695	Land Rear Of 11 College Place St Albans Hertfordshire AI3 4Pu	Construction of two bedroom dwelling fronting Temperance Street (resubmission following withdrawal of 5/2021/1986)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
09-Dec-21	5/2021/2355	Hornbeam Wood Common Lane Batford Harpenden Hertfordshire AI5 5Ff	Conversion of existing stable to single dwelling to be used ancillary to the existing use of the site, and associated alterations	1	1	N	Y	N	N	App form only references SBCH
13-Dec-21	5/2021/2881	8 Homewood Road St Albans Hertfordshire AI1 4Bh	Proposed five bedroom detached dwelling with accommodation in roof following demolition of existing detached dwelling and garages and associated landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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15-Dec-21	5/2021/2920	316 Hatfield Road St Albans Hertfordshire AI4 0Du	Demolition of garage and outbuildings and construction of one single dwelling with associated parking and landscaping and alterations to access (resubmission following refusal of 5/2020/3016)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
22-Dec-21	5/2021/2566	40 Ridgewood Drive Harpenden Hertfordshire AI5 3Lh	Demolition of existing house and construction of one new four bedroom dwelling with new vehicle crossover and associated works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
30-Dec-21	5/2021/3093	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close St Albans Hertfordshire	One, four bedroom detached dwelling with basement and associated landscaping	1	1	N	Y	N	N	App form only references SBCH
18-Jan-22	5/2021/3260	42 Park Avenue North Harpenden Hertfordshire AI5 2Ed	Construction of new five bedroom dwelling with new basement level following demolition of existing dwelling (resubmission following refusal of 5/2021/2720)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
18-Jan-22	5/2021/2954	48A Alma Road St Albans Hertfordshire AI1 3BI	Conversion of two flats into one dwelling, demolition of existing two storey rear extension and construction of a part single, part two storey rear extension with box windows, rear dormer window, replacement rooflights and replacement first floor front sa	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
19-Jan-22	5/2021/2742	23 & 25 Moreton End Lane Harpenden Hertfordshire AI5 2Ey	Erection of two bedroomed dwellinghouse, with parking and amenity space, following demolition of existing garages on land at rear of Nos 23 and 25. Creation of access for parking at No. 23	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Jan-22	5/2021/3133	4 Bamville Wood East Common Harpenden Hertfordshire AI5 1Ap	Construction of four bedroom dwelling with integral garage following demolition of existing, associated landscaping and new vehicle crossover (resubmission following approval of 5/2018/3282 dated 04/03/2019)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
21-Jan-22	5/2021/2876	71 And 73 Hemel Hempstead Road Redbourn Hertfordshire AI3 7NI	Conversion of two flats into single detached dwelling	1	1	N	Y	N	N	DAS/PS only references SBCH

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21-Jan-22	5/2021/3155	Raisins Cottage Mackerye End Harpenden Hertfordshire AI5 5Du	Conversion and change of use of outbuilding to single residential dwelling. Alterations to existing dwelling. Widening of existing access (resubmission following refusal of 5/2021/1898)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
26-Jan-22	5/2021/3212	71 Townsend Lane Harpenden Hertfordshire AI5 2Re	Construction of two detached dwellings with associated access and landscaping, detached garage/gym and swimming pool to Plot 1	2	2	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
28-Jan-22	5/2021/2944	12 Pondwick Road Harpenden Hertfordshire AI5 2Hg	Replacement dwelling with associated works (resubmission following refusal of 5/2021/2141)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
31-Jan-22	5/2021/3470	242 Radlett Road Frogmore St Albans Hertfordshire AI2 2En	Conversion of existing empty beauty treatment facility with residential accommodation into single dwelling and retention of garage to the rear	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01-Feb-22	5/2021/3511	18 Prospect Lane Harpenden Hertfordshire AI5 2PI	Demolition of existing bungalow and garage and construction of a new four bedroom single storey dwelling with detached garage, associated hard and soft landscaping works and alterations to driveway	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
02-Feb-22	5/2021/2921	45 Park Avenue North Harpenden Hertfordshire AI5 2Ee	Proposed replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-Feb-22	5/2021/2704	19A Park Avenue South Harpenden Hertfordshire AI5 2Dz	Erection of new four bedroom dwelling following demolition of existing and new vehicle crossover and front gates	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-Feb-22	5/2021/2619	33 Batchwood Drive St Albans Hertfordshire AI3 5Uf	Change of use of rear extension to form independent dwelling (retrospective)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
11-Feb-22	5/2021/3375	90 Station Road Harpenden Hertfordshire AI5 4Ty	Demolition of existing dwelling and erection of replacement five bedroom dwelling with habitable loft accommodation and associated parking	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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15-Feb-22	5/2021/3388	19 Kirkwick Avenue Harpenden Hertfordshire AL5 2Qu	Construction of a six bedroom dwelling with habitable loft space, rooflights and solar panels, integral garage with dormer window and associated parking and landscape works following demolition of existing dwelling and garage	1	1	N	Y	N	N	DAS/PS only references SBCH
24-Feb-22	5/2021/2928	43 White Horse Lane London Colney Hertfordshire AL2 1Jp	Erection of new detached dwelling following subdivision of existing site and demolition of existing buildings (resubmission following refusal of 5/2020/2624)	1	1	N	Y	N	N	DAS/PS only references SBCH
28-Feb-22	5/2021/3537	Land Rear Of 213 The Ridgeway St Albans Hertfordshire AL4 9Xg	Construction of one, three bedroom dwelling with associated parking and landscaping works (resubmission following refusal of 5/2021/2662)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
04-Mar-22	5/2022/0109	The Oak House 14 Starlight Way St Albans Hertfordshire AL4 0Jp	Subdivision of the existing dwelling into two separate dwellings	2	2	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-Mar-22	5/2021/3190	27A Townsend Drive St Albans Hertfordshire AL3 5Rf	Construction of detached five bedroom dwelling and garden room with associated landscaping works following demolition of existing dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
11-Mar-22	5/2021/3418	Kestrels Spring Road Kinsbourne Green Harpenden Hertfordshire AL5 3PP	Demolition of existing and construction of a detached dwelling with garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
24-Mar-22	5/2021/3603	15 Highfield Road Sandridge Hertfordshire AL4 9Bu	Detached two storey dwelling and detached garage with habitable first floor accommodation, revised access, associated parking and landscaping following demolition of existing dwelling and garage	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
24-Mar-22	5/2021/3607	5 Meads Lane Wheathampstead Hertfordshire AL4 8Bz	Construction of detached dwelling following demolition of detached garage and conservatory of existing dwelling, alterations to existing dwelling, associated landscaping works and parking, provision of new crossover	1	1	N	Y	N	N	App form only references SBCH

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24-Mar-22	5/2022/0039	108 Harper Lane Shenley Radlett Hertfordshire Wd7 9HI	Demolition of existing dwelling and outbuildings and construction of replacement dwelling and garage with associated landscaping works and new vehicular access	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
30-Mar-22	5/2022/0265	Ground Floor And First Floor Flats 2A Royal Road St Albans Hertfordshire AI1 4Lq	Replacement roof to create additional two-bedroom flat, three-storey rear extension, first floor front balcony, replacement windows and doors, recladding of elevations with render, demolition of porch and installation of electric vehicle access gate	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
31-Mar-22	5/2021/3223	56 Oaklands Lane Smallford St Albans Hertfordshire AI4 0Hs	Sub-division of plot, demolition of existing structures and construction of four bedroom dwelling with detached garage, new access and associated works	1	1	N	Y	N	N	DAS/PS only references SBCH
05-Apr-22	5/2021/3109	271 Cell Barnes Lane St Albans Hertfordshire AI1 5Pz	Construction of new semi-detached two bedroom house with loft accommodation and new vehicle crossover	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
05-Apr-22	5/2020/2986	Hawthorns Roestock Lane Colney Heath St Albans Hertfordshire AI4 0Qw	Demolition of existing structures and construction of three bedroom detached dwelling with associated landscaping and parking	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
08-Apr-22	5/2021/2993	14 Park Avenue St Albans Hertfordshire AI1 4Pb	Demolition of existing house and outbuilding and construction of replacement dwelling and closing of existing vehicle access	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
08-Apr-22	5/2022/0351	1 Hall Place Gardens St Albans Hertfordshire AI1 3Sb	Demolition of existing garage block and construction of detached one bedroom dwelling with associated parking and alterations to access	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
12-Apr-22	5/2022/0379	26 Park Avenue North Harpenden Hertfordshire AI5 2Ed	Demolition of existing dwelling and shed and construction of replacement detached dwelling with habitable roofspace, rooflights, front and rear dormer windows, associated parking and landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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22-Apr-22	5/2022/0238	5 Wood End Road Harpenden Hertfordshire AI5 3Eb	Demolition of existing dwelling and construction of six bedroom detached dwelling with associated parking and landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-May-22	5/2022/0483	31 Homewood Road St Albans Hertfordshire AI1 4Bg	Demolition of existing dwelling and construction of replacement detached dwelling with habitable roofspace, rooflights, front and rear dormer windows, associated parking and landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
18-May-22	5/2022/0786	116 Cambridge Road St Albans Hertfordshire AI1 5Lg	Construction of detached three bedroom dwelling, new vehicular crossover, associated parking and landscape works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
19-May-22	5/2022/0789	The Barn & Holm Oaks The Albert Bygrave Retail Park North Orbital Road St Albans Hertfordshire AI2 1DI	Variation of Condition 2 (approved plans) and 5 (approved plan) to allow a variation to the site manager's dwelling and consequent alterations to the external appearance of planning permission 5/2020/2088 dated 8/12/2020 for Variation of Condition 6	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
23-May-22	5/2022/0755	82 Ox Lane Harpenden Hertfordshire AI5 4Pw	Single storey rear extension with rooflights, new front porch canopy and alterations to openings to 82 Ox Lane and construction of new three bedroom attached dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01-Jun-22	5/2022/0866	31 Park Mount Harpenden Hertfordshire AI5 3As	Demolition of existing bungalow and construction of front and rear dormer bungalow	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
10-Jun-22	5/2022/0924	2A Warwick Road St Albans Hertfordshire AI1 4DI	Variation of Condition 2 (approved plans) to allow alterations to openings to front and rear elevations, insertion of rooflights to side elevation and minor material amendments to the facade treatment of planning permission 5/2019/1269	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
15-Jun-22	5/2021/3465	1 Mount Pleasant St Albans Hertfordshire AI3 4Qh	Construction of one replacement dwelling with garage following demolition of existing bungalow, associated landscaping works and parking (resubmission following refusal of 5/2021/1204)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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21-Jun-22	5/2022/1049	108 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AI2 3Np	Construction of four bedroom detached chalet style bungalow following demolition of existing dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01-Jul-22	5/2022/1309	Land At Junction Of Dunstable Road Luton Lane Redbourn Hertfordshire	Conversion of pumping station into residential dwelling with two storey extension and associated works (resubmission following withdrawal of 5/2021/3145)	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
14-Jul-22	5/2022/1323	18 High Street Harpenden Hertfordshire AI5 2Ta	Prior Approval - Change of use of first floor from Class E (offices) to one flat	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
20-Jul-22	5/2022/0302	110 Mount Pleasant Lane Bricket Wood Hertfordshire AI2 3Xd	New detached dwelling following demolition of existing dwelling and garage, new crossover, front boundary wall and gates	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
29-Jul-22	5/2022/0664	Seven Oaks Cottage 88 Roestock Lane Colney Heath St Albans Hertfordshire AI4 0Qq	New detached dwelling following demolition of existing garage, associated parking and landscaping	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
02-Aug-22	5/2022/1168	219 Hatfield Road St Albans Hertfordshire AI1 4Sy	Redevelopment and extension of a ground floor retail unit to create a smaller retail unit and a new one bedroom dwelling with a separate access	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
09-Aug-22	5/2022/0661	25 Grove Avenue Harpenden Hertfordshire AI5 1Eu	Demolition of bungalow and garage and construction of replacement dwelling	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
17-Aug-22	5/2022/1547	6 Watford Road St Albans Hertfordshire AI1 2Aj	Demolition of existing dwelling and construction of replacement dwelling with associated parking and landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
19-Aug-22	5/2022/1531	33 Rothamsted Avenue Harpenden Hertfordshire AI5 2Dn	Demolition of existing four bedroom house and construction of replacement six bedroom house	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
01-Sep-22	5/2021/2909	3 Hamilton Road St Albans Hertfordshire AI1 4Pz	Construction of detached dwelling with cycle and bin storage following demolition of existing garage, new vehicular crossover, associated landscaping works and parking	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding

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15-Sep-22	5/2022/1482	16 Park Avenue South Harpenden Hertfordshire AL5 2Ea	Demolition of existing dwelling and construction of replacement dwelling and detached garage with habitable accommodation to first floor, swimming pool, associated parking and landscaping works	1	1	N	N	N	N	No evidence within application material that proposal is for, or includes, self-build and custom housebuilding
					152	0	31	0	0	

Date of Consent	Application Reference	Address	No. Plots where YES to any question	Base Period 1 Demand Period	Base Period 2 Demand Period	Base Period 3 Demand Period	Base Period 4 Demand Period	Base Period 5 Demand Period
22-Dec-16	5/2016/3249	Pennypond Annables Lane Kinsbourne Green Harpenden Hertfordshire AI5 3PI	0	0	0	0	0	0
11-Jan-17	5/2016/3368	46 St Stephens Avenue St Albans Hertfordshire AI3 4Ad	0	0	0	0	0	0
15-Feb-17	5/2016/3581	Westoaks 12 The Uplands Harpenden Hertfordshire AI5 2Pq	1	1	0	0	0	0
24-Feb-17	5/2016/3734	63 Townsend Lane Harpenden Hertfordshire AI5 2Re	0	0	0	0	0	0
14-Mar-17	5/2017/0115	109 Crabtree Lane Harpenden Hertfordshire AI5 5Pr	1	1	0	0	0	0
15-Mar-17	5/2016/3485	4 Burywick Harpenden Hertfordshire AI5 2Ae	0	0	0	0	0	0
13-Apr-17	5/2017/0253	16 Grange Court Road Harpenden Hertfordshire AI5 1By	1	1	0	0	0	0
09-May-17	5/2017/0617	54 Salisbury Avenue St Albans Hertfordshire AI1 4Tu	0	0	0	0	0	0
26-May-17	5/2017/0759	389 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Df	0	0	0	0	0	0
09-Jun-17	5/2017/0731	25 Grange Court Road Harpenden Hertfordshire AI5 1By	0	0	0	0	0	0
29-Jun-17	5/2017/1226	18 Manland Avenue Harpenden Hertfordshire AI5 4Rf	0	0	0	0	0	0
26-Aug-16	5/2016/2122	10 Dellcroft Way Harpenden Hertfordshire AI5 2Ng	0	0	0	0	0	0
03-Aug-17	5/2017/0479	Highlands Annables Lane Kinsbourne Green Harpenden Hertfordshire AI5 3Pj	0	0	0	0	0	0
04-Aug-17	5/2017/1657	Westoaks 12 The Uplands Harpenden Hertfordshire AI5 2Pq	1	1	0	0	0	0
10-Aug-17	5/2017/1721	10 Clarendon Road Harpenden Hertfordshire AI5 4Nt	0	0	0	0	0	0
20-Sep-17	5/2017/1883	Impala Lodge The Slype Gustard Wood Wheathampstead Hertfordshire AI4 8Sa	0	0	0	0	0	0
20-Oct-17	5/2017/2326	246 Lower Luton Road Wheathampstead Hertfordshire AI4 8Hn	0	0	0	0	0	0
03-Nov-17	5/2017/2568	2 Roundwood Gardens Harpenden Hertfordshire AI5 3Aj	0	0	0	0	0	0
23-Nov-17	5/2017/2468	40 Marshals Drive St Albans Hertfordshire AI1 4Rq	1	1	0	0	0	0
24-Nov-17	5/2017/2668	38 Marshalswick Lane St Albans Hertfordshire AI1 4Xg	0	0	0	0	0	0
08-Dec-17	5/2017/2478	16 Tuffnells Way Harpenden Hertfordshire AI5 3Hq	0	0	0	0	0	0
13-Feb-18	5/2017/3552	112 Watford Road Chiswell Green Hertfordshire AI2 3Jz	0	0	0	0	0	0
20-Feb-18	5/2017/3434	19 Tuffnells Way Harpenden Hertfordshire AI5 3Hj	0	0	0	0	0	0
28-Feb-18	5/2017/3556	16 Gilpin Green Harpenden Hertfordshire AI5 5Nr	0	0	0	0	0	0
23-Mar-18	5/2018/0080	9 Hatching Green Close Harpenden Hertfordshire AI5 2Lb	1	1	0	0	0	0
11-May-18	5/2018/0585	2 Barns Dene Harpenden Hertfordshire AI5 2Hq	0	0	0	0	0	0
29-May-18	5/2018/0593	Impala Lodge The Slype Wheathampstead Hertfordshire AI4 8Sa	0	0	0	0	0	0
05-Jul-18	5/2018/0535	16 Longcroft Avenue Harpenden Hertfordshire AI5 2Qz	0	0	0	0	0	0
10-Jul-18	5/2018/1315	104 Beaumont Avenue St Albans Hertfordshire AI1 4Tp	0	0	0	0	0	0
28-Aug-18	5/2018/1630	10 The Uplands Harpenden Hertfordshire AI5 2Ph	0	0	0	0	0	0
25-Oct-18	5/2018/2237	14 Browning Road Harpenden Hertfordshire AI5 4Tr	1	1	0	0	0	0
22-Nov-18	5/2018/2488	40 Marshals Drive St Albans Hertfordshire AI1 4Rq	1	1	0	0	0	0
11-Dec-18	5/2018/2663	5 Woodside Road Bricket Wood Hertfordshire AI2 3QI	0	0	0	0	0	0
14-Dec-18	5/2018/2094	48 Marshals Drive St Albans Hertfordshire AI1 4Rq	0	0	0	0	0	0
20-Dec-18	5/2018/2786	37A Beaumont Avenue St Albans Hertfordshire AI1 4Tw	1	1	0	0	0	0
27-Dec-18	5/2018/2312	8 Lyndhurst Drive Harpenden Hertfordshire AI5 5Qn	0	0	0	0	0	0

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08-Jan-19	5/2018/3013	17 New House Park St Albans Hertfordshire AI1 1Ua	0	0	0	0	0	0
25-Jan-19	5/2018/1732	23 The Deerings Harpenden Hertfordshire AI5 2Pf	1	1	0	0	0	0
15-Feb-19	5/2018/3189	26A Marshalswick Lane St Albans Hertfordshire AI1 4Xg	0	0	0	0	0	0
01-Mar-19	5/2018/3239	22 Roundfield Avenue Harpenden Hertfordshire AI5 5Be	1	1	0	0	0	0
06-Mar-19	5/2018/3377	9 Hatching Green Close Harpenden Hertfordshire AI5 2Lb	0	0	0	0	0	0
12-Mar-19	5/2018/2632	49 Dunstable Road Redbourn Hertfordshire AI3 7Pn	1	1	0	0	0	0
11-Apr-19	5/2019/0093	14 The Warren Harpenden Hertfordshire AI5 2Nh	0	0	0	0	0	0
15-May-19	5/2018/3234	Eastmoor Lodge East Common Harpenden Hertfordshire AI5 1Da	0	0	0	0	0	0
16-May-19	5/2019/0284	34 Long Buftlers Harpenden Hertfordshire AI5 1Je	0	0	0	0	0	0
22-May-19	5/2019/0392	38 Marshalswick Lane St Albans Hertfordshire AI1 4Xg	0	0	0	0	0	0
23-May-19	5/2019/0818	22 Sibley Avenue Harpenden Hertfordshire AI5 1Hf	0	0	0	0	0	0
13-Jun-19	5/2019/0094	2 Manland Avenue Harpenden Hertfordshire AI5 4Rf	0	0	0	0	0	0
14-Jun-19	5/2019/0805	21 The Deerings Harpenden Hertfordshire AI5 2Pf	0	0	0	0	0	0
04-Jul-19	5/2019/1181	67 Leycroft Way Harpenden Hertfordshire AI5 1Jp	0	0	0	0	0	0
09-Aug-19	5/2019/1526	52 Bucknalls Drive Bricket Wood Hertfordshire AI2 3XI	0	0	0	0	0	0
09-Aug-19	5/2019/0422	12 Wheatfield Road Harpenden Hertfordshire AI5 2Ny	0	0	0	0	0	0
18-Sep-19	5/2019/0894	25 Homewood Road St Albans Hertfordshire AI1 4Bg	0	0	0	0	0	0
27-Sep-19	5/2019/0861	4 Pondwicks Close St Albans Hertfordshire AI1 1Dg	1	1	0	0	0	0
19-Nov-19	5/2019/0887	43 Park Avenue North Harpenden Hertfordshire AI5 2Ee	0	0	0	0	0	0
20-Nov-19	5/2019/0045	1 Greyfriars Lane Harpenden Hertfordshire AI5 2Qj	0	0	0	0	0	0
21-Nov-19	5/2019/1676	21 Nomansland Wheathampstead Hertfordshire AI4 8Ej	1	0	1	0	0	0
03-Dec-19	5/2019/2297	37A Beaumont Avenue St Albans Hertfordshire AI1 4Tw	1	0	1	0	0	0
16-Dec-19	5/2019/2197	1 Hazel Road Park Street St Albans Hertfordshire AI2 2Ah	0	0	0	0	0	0
09-Jan-20	5/2019/2677	43 Westfields St Albans Hertfordshire AI3 4Lr	1	0	1	0	0	0
16-Jan-20	5/2019/2731	22 The Close Harpenden Hertfordshire AI5 3Nb	0	0	0	0	0	0
22-Jan-20	5/2019/1801	4 Midway St Albans Hertfordshire AI3 4Bg	0	0	0	0	0	0
13-Mar-20	5/2019/2833	54 Marshalswick Lane St Albans Hertfordshire AI1 4Xg	0	0	0	0	0	0
20-Mar-20	5/2019/3173	49 The Park St Albans Hertfordshire AI1 4Rx	0	0	0	0	0	0
07-Apr-20	5/2020/0308	2 Manland Avenue Harpenden Hertfordshire AI5 4Rf	0	0	0	0	0	0
21-Apr-20	5/2020/0347	4 St Marys Close Redbourn Hertfordshire AI3 7Dd	0	0	0	0	0	0
27-May-20	5/2020/0411	46 Marshals Drive St Albans Hertfordshire AI1 4Rq	0	0	0	0	0	0
29-May-20	5/2020/0653	110 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Jz	0	0	0	0	0	0
08-Jun-20	5/2020/0414	6 Penny Croft Harpenden Hertfordshire AI5 2Pb	1	0	1	0	0	0
23-Jun-20	5/2020/0886	45 Westfields St Albans Hertfordshire AI3 4Lr	0	0	0	0	0	0
25-Jun-20	5/2020/0612	18 Piggottshill Lane Harpenden Hertfordshire AI5 1Lh	1	0	1	0	0	0
24-Jul-20	5/2020/0836	Paddock End Kimpton Bottom Harpenden Hertfordshire AI5 5Ea	0	0	0	0	0	0

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27-Nov-20	5/2020/1673	60 Marshals Drive St Albans Hertfordshire AI1 4Rf	0	0	0	0	0	0
19-Nov-20	5/2020/1771	61 Sandridge Road St Albans Hertfordshire AI1 4Ag	0	0	0	0	0	0
01-Oct-20	5/2020/1544	20 Penny Croft Harpenden Hertfordshire AI5 2Pb	1	0	1	0	0	0
01-Oct-20	5/2020/1663	Canley The Common Kinsbourne Green Harpenden Hertfordshire AI5 3Pe	0	0	0	0	0	0
12-Oct-20	5/2020/1889	232 Sandridge Road St Albans Hertfordshire AI1 4AI	1	0	1	0	0	0
10-Nov-20	5/2020/1858	6 Stewart Road Harpenden Hertfordshire AI5 4Qb	0	0	0	0	0	0
23-Nov-20	5/2020/2181	23 Oakwood Road Bricket Wood Hertfordshire AI2 3Pt	0	0	0	0	0	0
25-Nov-20	5/2020/1524	43 Park Avenue North Harpenden Hertfordshire AI5 2Ee	0	0	0	0	0	0
22-Dec-20	5/2020/2035	16 Gilpin Green Harpenden Hertfordshire AI5 5Nr	1	0	0	1	0	0
29-Jan-21	5/2020/2232	2 Browning Road Harpenden Hertfordshire AI5 4Tr	1	0	0	1	0	0
12-Feb-21	5/2020/2894	3 Faulkners End Cottages Roundwood Lane Harpenden Hertfordshire AI5 3Pg	1	0	0	1	0	0
09-Mar-21	5/2020/3069	20 Park Avenue South Harpenden Hertfordshire AI5 2Ea	0	0	0	0	0	0
25-Mar-21	5/2020/3121	39 Tuffnells Way Harpenden Hertfordshire AI5 3Ha	0	0	0	0	0	0
15-Apr-21	5/2021/0024	10 Prospect Lane Harpenden Hertfordshire AI5 2PI	0	0	0	0	0	0
06-May-21	5/2021/0189	5 Pondwick Road Harpenden Hertfordshire AI5 2Hg	1	0	0	1	0	0
03-Jun-21	5/2021/0463	23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AI2 3Lb	0	0	0	0	0	0
30-Jul-21	5/2021/1654	26 Beaumont Avenue St Albans Hertfordshire AI1 4Tj	0	0	0	0	0	0
13-Aug-21	5/2021/1748	11A Croftwell Harpenden Hertfordshire AI5 1Jg	0	0	0	0	0	0
10-Sep-21	5/2021/1800	86 Mount Pleasant Lane Bricket Wood Hertfordshire AI2 3Xd	0	0	0	0	0	0
22-Sep-21	5/2021/0688	87 Sandpit Lane St Albans Hertfordshire AI1 4Ey	0	0	0	0	0	0
03-Nov-21	5/2021/2510	Woodring Aubrey Lane St Albans Hertfordshire AI3 7An	0	0	0	0	0	0
09-Nov-21	5/2021/2536	40 The Uplands Harpenden Hertfordshire AI5 2Nz	0	0	0	0	0	0
12-Nov-21	5/2021/2514	Lady Bray Farm Kennel Lane Kinsbourne Green Harpenden Hertfordshire AI5 3Pz	0	0	0	0	0	0
23-Nov-21	5/2021/2695	Land Rear Of 11 College Place St Albans Hertfordshire AI3 4Pu	0	0	0	0	0	0
09-Dec-21	5/2021/2355	Hornbeam Wood Common Lane Batford Harpenden Hertfordshire AI5 5Ff	1	0	0	0	1	0
13-Dec-21	5/2021/2881	8 Homewood Road St Albans Hertfordshire AI1 4Bh	0	0	0	0	0	0
15-Dec-21	5/2021/2920	316 Hatfield Road St Albans Hertfordshire AI4 0Du	0	0	0	0	0	0
22-Dec-21	5/2021/2566	40 Ridgewood Drive Harpenden Hertfordshire AI5 3Lh	0	0	0	0	0	0
30-Dec-21	5/2021/3093	Land Rear Of 3 And 5 Approach Road And Accessed Via Orient Close St Albans Hertfordshire	1	0	0	0	1	0
18-Jan-22	5/2021/3260	42 Park Avenue North Harpenden Hertfordshire AI5 2Ed	0	0	0	0	0	0
18-Jan-22	5/2021/2954	48A Alma Road St Albans Hertfordshire AI1 3BI	0	0	0	0	0	0
19-Jan-22	5/2021/2742	23 & 25 Moreton End Lane Harpenden Hertfordshire AI5 2Ey	0	0	0	0	0	0
20-Jan-22	5/2021/3133	4 Bamville Wood East Common Harpenden Hertfordshire AI5 1Ap	0	0	0	0	0	0
21-Jan-22	5/2021/2876	71 And 73 Hemel Hempstead Road Redbourn Hertfordshire AI3 7NI	1	0	0	0	1	0
21-Jan-22	5/2021/3155	Raisins Cottage Mackerye End Harpenden Hertfordshire AI5 5Du	0	0	0	0	0	0
26-Jan-22	5/2021/3212	71 Townsend Lane Harpenden Hertfordshire AI5 2Re	0	0	0	0	0	0

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28-Jan-22	5/2021/2944	12 Pondwick Road Harpenden Hertfordshire AI5 2Hg	0	0	0	0	0	0
31-Jan-22	5/2021/3470	242 Radlett Road Frogmore St Albans Hertfordshire AI2 2En	0	0	0	0	0	0
01-Feb-22	5/2021/3511	18 Prospect Lane Harpenden Hertfordshire AI5 2PI	0	0	0	0	0	0
02-Feb-22	5/2021/2921	45 Park Avenue North Harpenden Hertfordshire AI5 2Ee	0	0	0	0	0	0
10-Feb-22	5/2021/2704	19A Park Avenue South Harpenden Hertfordshire AI5 2Dz	0	0	0	0	0	0
10-Feb-22	5/2021/2619	33 Batchwood Drive St Albans Hertfordshire AI3 5Uf	0	0	0	0	0	0
11-Feb-22	5/2021/3375	90 Station Road Harpenden Hertfordshire AI5 4Ty	0	0	0	0	0	0
15-Feb-22	5/2021/3388	19 Kirkwick Avenue Harpenden Hertfordshire AI5 2Qu	1	0	0	0	1	0
24-Feb-22	5/2021/2928	43 White Horse Lane London Colney Hertfordshire AI2 1Jp	1	0	0	0	1	0
28-Feb-22	5/2021/3537	Land Rear Of 213 The Ridgeway St Albans Hertfordshire AI4 9Xg	0	0	0	0	0	0
04-Mar-22	5/2022/0109	The Oak House 14 Starlight Way St Albans Hertfordshire AI4 0Jp	0	0	0	0	0	0
10-Mar-22	5/2021/3190	27A Townsend Drive St Albans Hertfordshire AI3 5Rf	0	0	0	0	0	0
11-Mar-22	5/2021/3418	Kestrels Spring Road Kinsbourne Green Harpenden Hertfordshire AL5 3PP	0	0	0	0	0	0
24-Mar-22	5/2021/3603	15 Highfield Road Sandridge Hertfordshire AI4 9Bu	0	0	0	0	0	0
24-Mar-22	5/2021/3607	5 Meads Lane Wheathampstead Hertfordshire AI4 8Bz	1	0	0	0	1	0
24-Mar-22	5/2022/0039	108 Harper Lane Shenley Radlett Hertfordshire Wd7 9HI	0	0	0	0	0	0
30-Mar-22	5/2022/0265	Ground Floor And First Floor Flats 2A Royal Road St Albans Hertfordshire AI1 4Lq	0	0	0	0	0	0
31-Mar-22	5/2021/3223	56 Oaklands Lane Smallford St Albans Hertfordshire AI4 0Hs	1	0	0	0	1	0
05-Apr-22	5/2021/3109	271 Cell Barnes Lane St Albans Hertfordshire AI1 5Pz	0	0	0	0	0	0
05-Apr-22	5/2020/2986	Hawthorns Roestock Lane Colney Heath St Albans Hertfordshire AI4 0Qw	0	0	0	0	0	0
08-Apr-22	5/2021/2993	14 Park Avenue St Albans Hertfordshire AI1 4Pb	0	0	0	0	0	0
08-Apr-22	5/2022/0351	1 Hall Place Gardens St Albans Hertfordshire AI1 3Sb	0	0	0	0	0	0
12-Apr-22	5/2022/0379	26 Park Avenue North Harpenden Hertfordshire AI5 2Ed	0	0	0	0	0	0
22-Apr-22	5/2022/0238	5 Wood End Road Harpenden Hertfordshire AI5 3Eb	0	0	0	0	0	0
10-May-22	5/2022/0483	31 Homewood Road St Albans Hertfordshire AI1 4Bg	0	0	0	0	0	0
18-May-22	5/2022/0786	116 Cambridge Road St Albans Hertfordshire AI1 5Lg	0	0	0	0	0	0
19-May-22	5/2022/0789	The Barn & Holm Oaks The Albert Bygrave Retail Park North Orbital Road St Albans Hertfordshire AI2 1DI	0	0	0	0	0	0
23-May-22	5/2022/0755	82 Ox Lane Harpenden Hertfordshire AI5 4Pw	0	0	0	0	0	0
01-Jun-22	5/2022/0866	31 Park Mount Harpenden Hertfordshire AI5 3As	0	0	0	0	0	0
10-Jun-22	5/2022/0924	2A Warwick Road St Albans Hertfordshire AI1 4DI	0	0	0	0	0	0
15-Jun-22	5/2021/3465	1 Mount Pleasant St Albans Hertfordshire AI3 4Qh	0	0	0	0	0	0
21-Jun-22	5/2022/1049	108 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AI2 3Np	0	0	0	0	0	0
01-Jul-22	5/2022/1309	Land At Junction Of Dunstable Road Luton Lane Redbourn Hertfordshire	0	0	0	0	0	0
14-Jul-22	5/2022/1323	18 High Street Harpenden Hertfordshire AI5 2Ta	0	0	0	0	0	0
20-Jul-22	5/2022/0302	110 Mount Pleasant Lane Bricket Wood Hertfordshire AI2 3Xd	0	0	0	0	0	0
29-Jul-22	5/2022/0664	Seven Oaks Cottage 88 Roestock Lane Colney Heath St Albans Hertfordshire AI4 0Qq	0	0	0	0	0	0

Date of Consent	Application Reference	Address	No. Plots where YES to any question	Base Period 1 Demand Period	Base Period 2 Demand Period	Base Period 3 Demand Period	Base Period 4 Demand Period	Base Period 5 Demand Period
02-Aug-22	5/2022/1168	219 Hatfield Road St Albans Hertfordshire Al1 4Sy	0	0	0	0	0	0
09-Aug-22	5/2022/0661	25 Grove Avenue Harpenden Hertfordshire Al5 1Eu	0	0	0	0	0	0
17-Aug-22	5/2022/1547	6 Watford Road St Albans Hertfordshire Al1 2Aj	0	0	0	0	0	0
19-Aug-22	5/2022/1531	33 Rothamsted Avenue Harpenden Hertfordshire Al5 2Dn	0	0	0	0	0	0
01-Sep-22	5/2021/2909	3 Hamilton Road St Albans Hertfordshire Al1 4Pz	0	0	0	0	0	0
15-Sep-22	5/2022/1482	16 Park Avenue South Harpenden Hertfordshire Al5 2Ea	0	0	0	0	0	0
			<b>31</b>	<b>13</b>	<b>7</b>	<b>4</b>	<b>7</b>	<b>0</b>