



# **Wychavon District Self-Build and Custom Housebuilding Register**

## **Progress Report**

### **December 2019**

## Introduction

The terms 'Self-Build' and 'Custom Build' are used to describe situations where individuals or groups are involved in creating their own home. The difference between the two is the level of personal involvement; Self-Build is where an individual directly organises and commissions the design and construction of their new home whereas Custom Build is where a developer co-ordinates the whole process for those involved.

Section 9 of the Housing and Planning Act 2016 defines Self-Build and Custom Housebuilding as “the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. 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 Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep a Register of individuals and organisations who wish to acquire serviced plots of land in their area for their own Self-Build and Custom Housebuilding, and to publicise that Register. The Housing and Planning Act 2016 also places a duty on Local Authorities to have regard to its Register in carrying out its functions in relation to planning, housing, the disposal of land in its ownership and regeneration.

Furthermore the Housing and Planning Act 2016 places a duty on Local Authorities to give suitable development permission for enough serviced plots of land to meet the demand for Self-Build and Custom Housebuilding identified by the Register in any given “base period”. The first base period is 1<sup>st</sup> April 2016 to 30<sup>th</sup> October 2016, with each subsequent base period the 12 months thereafter. The Self-Build and Custom Housebuilding Regulations 2016 came into force on 31<sup>st</sup> October 2016 and allowed the Register to be broken up into two parts; Part 1 for those who meet all criteria including any Local Eligibility Conditions and Part 2 for those who meet all criteria excluding any Local Eligibility Conditions. For those on Part 2 of the Register, the Council does not have to meet certain requirements relating to the number of planning permissions granted for serviced plots.

A serviced plot of land, as defined in the Self-Build and Custom Housebuilding Act 2015 and amended by the Housing and Planning Act 2016, has access to a public highway and has connections for electricity, water and waste water, or can be provided with those things in specified circumstances or within a specified period.

## Planning Policy Framework

The South Worcestershire Development Plan (SWDP, adopted February 2016) supports the principle of development of Self-Build plots within the defined Development Boundaries (SWDP2 C) and on housing allocations (SWDP43 - SWDP59). This includes individual Self-Build plots; sites made up of a number of Self-Build plots; and Self-Build plots as part of the wider market housing mix on larger developments (SWDP14).

However, SWDP2 C does not support the principle of development of Self-Build plots outside of the defined Development Boundaries, which is considered to be open countryside where development should be strictly controlled and limited to rural development proposals and development specifically supported by other SWDP policies. SWDP18 Replacement Dwellings in the Open Countryside supports the replacement of an existing dwelling in the open countryside with a new single dwelling subject to a number of criteria, and this form of development could include Self-Build dwellings.

A Review of the SWDP is underway - the Issues and Options consultation took place in November and December 2018. Chapter 9 of the SWDP Review Issues and Options consultation document discusses 'Delivering High Quality Homes', with paragraph's 9.18 to 9.22 focusing on Self and Custom Build Housing. Option 12 asked whether the SWDP Review should require developers to offer a specified proportion of larger housing allocations as Self and Custom Build plots, if it should allocate sites specifically for Self and Custom Build housing, or if it should not have a specific policy but rely upon the development management process for Self and Custom Build homes to come forward.

On the basis of the responses to the Issues and Options consultation and the Sustainability Appraisal, the SWDP Review Preferred Options proposes a new policy to provide opportunities for Self-Build and Custom Housebuilding. SWDPR 15 states that: "Proposals of 20 dwellings or more will be expected to provide 5% of dwelling plots for sale as Self or Custom Build plots unless demand identified on the LPA Self-Build and Custom Housebuilding Register, or other relevant evidence, demonstrates that there is a lower demand for plots".

On conclusion of the SWDP Review Preferred Options consultation on 16 December 2019, work will commence on the Publication version of the SWDP Review, which will be subject to consultation in October-November 2020. It is anticipated that the SWDP Review will be adopted in November 2021.

Certain types of work can be undertaken without the need for planning permission, known as Permitted Development Rights. The Town and Country Planning (General Permitted Development) (England) Order 2015 is the principal statutory instrument for Permitted Development Rights. Part 3 of Schedule 2 details all change of uses

allowed under Permitted Development Rights, subject to specific criteria and Prior Approval being granted, which for change of use to dwellings are as follows:

- Class L, small HMOs to dwellinghouses (and vice versa)
- Class M, retail or betting office or pay day loan shop to dwellinghouses
- Class N, specified sui generis uses to dwellinghouses
- Class O, offices to dwellinghouses
- Class P, storage or distribution centre to dwellinghouses
- Class Q, agricultural buildings to dwellinghouses

## **Wychavon District Self-Build and Custom Housebuilding Register**

The Wychavon District Self-Build and Custom Housebuilding Register was established on 1<sup>st</sup> April 2016 and has been available ever since for individuals and organisations to complete the online form. In the first base period between 1<sup>st</sup> April 2016 and 30<sup>th</sup> October 2016, there were 51 entries on the Register.

Since the first base period and the introduction of the Self-Build and Custom Housebuilding Regulations 2016, the Register went through an update in May and June 2017 in order to introduce a Local Eligibility Condition to enable entries to be split into Part 1 and Part 2. All those already on the Register prior to 30<sup>th</sup> May 2017 were automatically allowed on to Part 1 of the Register if they provided an update form with the relevant additional information by 30<sup>th</sup> June 2017.

At 31<sup>st</sup> October 2019, there were 87 entries on the Wychavon District Self-Build and Custom Housebuilding Register, and headline data is provided below:

### *Individuals / Associations*

All 87 entries on the Wychavon District Self-Build and Custom Housebuilding Register are Individuals; there are no Associations.

### *Part 1 / Part 2*

There are 50 entries on Part 1 and 37 entries on Part 2 of the Wychavon District Self-Build and Custom Housebuilding Register.

### *Areas of the District of Interest*

The most common answer for the question “within which area(s) are you seeking a plot?” is “Any Area” with 44. The most common area-specific choices are Broadway (10), Great Comberton (10), Little Comberton (10), Ashton-under-Hill (9), Kemerton (9), Beckford (8), Bredon, Bredon’s Norton and Westmancote (8) and Eckington (8). A wide range of areas in the District have specific interest for Self-Build and Custom Housebuilding, with 68 of the 73 identified areas having at least 1 response.

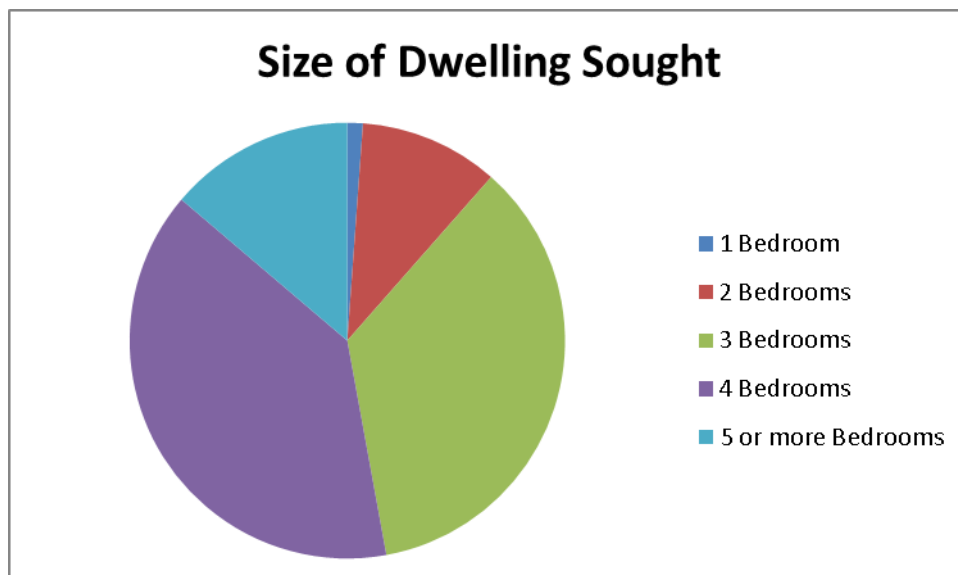
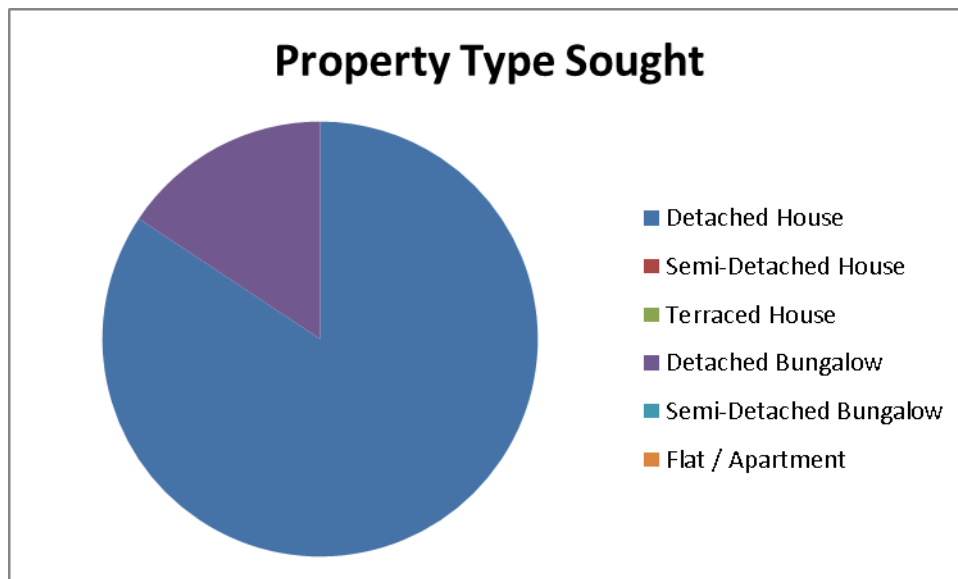
### *Type of Project Sought*

The most common answer for the question “which project type would you prefer to be a part of?” is “A Standalone, Individual Self-Build Plot” with 41 responses, with a further 40 entries having “No Preference”. Interest in an individual Self-Build plot on a conventional housing development or a plot as part of wider community Self-Build project is low with 2 and 1 responses respectively.

### Building as Part of a Joint Project with Other Self-Builders?

Surprisingly given the responses to the Type of Project Sought question discussed above, 62 entries would be interested in building as part of a joint project with other Self-Builders, with 24 stating that they would not be interested in building as part of a joint project with other Self-Builders.

### Type and Size of Property Sought



## Meeting the Demand

At 31<sup>st</sup> October 2019, six planning permissions had been granted for eleven Self-Build plots:

Application Ref	Location	Proposal	Decision
W/16/02440/PN	Land off Green Lane adjacent to, Firs Farm, Ombersley Road, Bevere	Three no. self build properties; access and internal road, pedestrian footpath, swale and associated works.	Approved 17/02/2017
18/00151/FUL	Land off Green Lane adjacent to, Firs Farm, Ombersley Road, Bevere	Proposed Self-Build / Custom Homes Development. 2 No dwellings and access road.	Approved 28/03/2018
18/00537/FUL	Doricot, Elmley Road, Ashton Under Hill, Evesham, WR11 7SJ	Residential development consisting of 1no. self-build infill dwelling and detached garage with associated landscaping and access, following part demolition of existing structures.	Approved 24/04/2018
18/02378/FUL	Chandlers, Chandlers End, Ashton Under Hill, Evesham, WR11 7UT	Residential development consisting of 1no. self-build infill dwelling and detached garage with associated landscaping and access - as approved under planning permission ref. no. 18/00632/FUL but without compliance with condition no. 2 (to amend list of approved plans).	Approved 22/01/2019
18/02583/OUT	Grafton Nursery, Worcester Road, Grafton Flyford, Worcester, WR7	Erection of rural workers dwelling - self build.	Approved 08/02/2019

	4PW		
18/02276/PIP	Field Adjacent 45, The Ridgeway, New End, Astwood Bank	Application for permission in principle for rural exemption development consisting of the erection of 3no. affordable self- build bungalows.	Approved 13/02/2019

In addition, a further 27 planning permissions had been granted for 35 new dwellings which have been accompanied by a CIL Self-Build Exemption form, meaning they can be counted towards meeting the demand:

<b>Application Ref</b>	<b>Location</b>	<b>Proposal</b>	<b>Decision</b>
17/000796/FUL	Bow Brook Farm, Brickyard Lane, Drakes Broughton, WR10 2AH	Proposed erection of new 2-storey farmhouse. Resubmission of planning application W/13/02579/PN not in accordance with condition 7 of planning permission ref. W/16/01596/PN with regards to amendments to the approved drawings.	Approved 26/05/2017
17/00708/FUL	New Lyn, Springfield Lane, Broadway, WR12 7BT	Replacement dwelling.	Approved 14/06/2017
17/00831/FUL	50 Main Street, Sedgeberrow, WR11 7UF	Demolition of an existing dwelling and the construction of a new 5 bedroom house with a hydrotherapy pool.	Approved 06/07/2017
17/00855/FUL	Land Adjacent and, Withybrook, Childswickham Road, Broadway	Build two storey Cotswold stone new dwelling and demolish existing dwelling and car port.	Approved 26/07/2017
17/01080/FUL	Avonvale House, Kennel Bank, Crophorne,	Erection of one detached dwelling with garaging and associated works as allowed under permission	Approved 31/07/2017



	WR10 3ND	ref no. W/16/00146/PN but without compliance with condition no. 2 (to allow use of different external materials).	
17/01230/GPDQ	Doverdale Manor Farm, New Road, Doverdale, Droitwich Spa, WR9 0PF	Notification for prior approval for a proposed change of use of an agricultural building to a dwellinghouse (Class C3).	General Permitted Development (Conditional) 03/08/2017
17/01202/FUL	Two Oaks, Besford Road, Wadborough, Besford, WR8 9AN	Proposed replacement dwelling and associated areas.	Approved 06/09/2017
17/01528/FUL	Woodground Farm, Stock Green, Redditch, B96 6TA	Proposed demolition of existing farm house with construction of a replacement dwelling and conversion of ancillary farm buildings to three holiday lets.	Approved 11/10/2017
17/01654/FUL	Weather Oak, Church Street, Wyre Piddle, WR10 2JD	Erection of replacement dwelling and garage and proposed engineering works to river bank.	Approved 13/10/2017
17/00881/RM	Peace Avon, Main Road, Wyre Piddle, Pershore, WR10 2JB	Reserved matters application for access, appearance, landscaping, layout and scale following outline planning permission W/15/02041/OU for the demolition of an existing bungalow to form three new dwellings.	Approved 03/11/2017
17/01900/FUL	Colt Cottage, Hill Lane, Elmley Castle, WR10 3HU	Replacement four bedroom house and double garage following demolition of existing four	Approved 14/11/2017

		bedroom house and double garage.	
17/01216/FUL	Tibbets Farm, Russell Street, Great Comberton, WR10 3DT	Change of use of the barn to a residential dwelling including alterations to its fenestration.	Approved 24/11/2017
17/02279/FUL	Lower Barn Farm House, Broad Lane to Rous Lench, Abbots Lench, Bishampton, WR11 4UP	Demolition of a modern agricultural building and the conversion of an existing traditional agricultural building into 3 no. dwelling houses (use class C3) with associated access, parking and curtilage areas.	Approved 05/01/2018
17/01799/FUL	Stepping Stones, Hadley Lane, Hadley, Droitwich Spa, WR9 0AX	Replacement dwelling.	Approved 12/01/2018
17/02173/FUL	Pintbar Cottage, Foredraught Lane, Tibberton, WR9 7NH	A new 3 bedroom dwelling and detached garage.	Approved 19/01/2018
17/00722/FUL	Stoneyroyd, Station Road, Broadway, WR12 7DE	Demolition of existing dwelling and redevelopment of site with three detached dwellings, plus shared access drive and other associated works.	Approved 05/03/2018
18/00072/FUL	Red Roof Lyth Farm, Lyth Lane, Lineholt, Ombersley, WR9 0LG	Implementation of planning approval 17/01418/FUL for a replacement dwelling without compliance with condition 2 (approved plans) to allow amended design to include basement to dwelling and home office above	Approved 19/03/2018

		garage.	
18/00068/FUL	Pole Elms, Springfield Lane, Broadway, WR12 7BT	Proposed Replacement Dwelling.	Approved 26/03/2018
18/00235/FUL	Lynwood, 65 Main Street, Sedgeberrow, WR11 7UE	Demolition of existing bungalow replacing with 2 dormer bungalows.	Approved 06/04/2018
18/00895/FUL	Elm Croft, Wyre Hill, Wyre Piddle, Persore, WR10 2HS	Construction of a replacement dwelling at Elm Croft, Wyre Piddle.	Approved 25/06/2018
18/01467/FUL	Elmbrook Farm, Hill Lane, Elmley Castle, Persore, WR10 3JA	Replacement dwelling.	Approved 03/10/2018
18/01958/FUL	Church Farm, Main Street, Church Lench, WR11 4UE	Conversion of redundant barns into two dwellings (1 x 1 bed and 1 x 3 bed) - variation of condition 2 of 17/02581/FUL to vary the approved drawings to include roof light.	Approved 20/11/2018
18/01861/FUL	Adsett Cottage, Main Street, Beckford, GL20 7AD	Erection of dwelling.	Approved 28/11/2018
18/02143/FUL	De Beers Garden Centre, Worcester Road, Torton, Kidderminster, DY11 7SB	Conversion of existing house to staff room, office, admin and store and replacement new dwelling for owners with removal of existing polytunnels, improvement boundary landscaping, rainwater management systems and energy efficiency improvements (re-submission of 17/02055/FUL).	Approved 04/01/2019

18/02423/FUL	Cowley House, 7 Church Street, Broadway, WR12 7AE	Demolition of existing garage and construction of one new dwelling, along with all associated works.	Approved - 05/03/2019
19/00073/FUL	The Mourdants, Lower Crowle Road, Crowle, Worcester, WR7 4AH	Change of use of barn to dwellinghouse and associated elevational alterations. Partial demolition of cart shed and erection of replacement garaging facility as approved under planning reference 18/00668/FUL - to remove condition 8 sustainable development.	Approved 29/03/2019
19/00358/FUL	Bird In Hand, Stockwood, Inkberrow, Redditch, B96 6SX	Change of use and extensions / alterations to former public house (use class A3) to residential (use class A1).	Approved 10/05/2019