



Wychavon District Self-Build and Custom Housebuilding Register

Progress Report

November 2022

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 1st April 2016 to 30th October 2016, with each subsequent base period the 12 months thereafter. The Self-Build and Custom Housebuilding Regulations 2016 came into force on 31st 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 wastewater, 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 well underway with the Publication version (Regulation 19) of the SWDP Review consulted upon between 1 November 2022 and 23 December 2022. This is the last stage of public engagement before the Plan is submitted for formal examination by the Government's Planning Inspectorate. The Publication version included the same wording for the self and custom build policy as appeared in the SWDPR Preferred Options, i.e. "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" but grouped it with other housing policy requirements under Policy SWDPR 16 Housing Mix and Standards. This policy will have full weight once the SWDPR is adopted, anticipated late 2023.

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 dwellings (and vice versa)
- Class M, retail or betting office or pay day loan shop to dwellings
- Class N, specified sui generis uses to dwellings
- Class O, offices to dwellings
- Class P, storage or distribution centre to dwellings

- Class Q, agricultural buildings to dwellings

Wychavon District Self-Build and Custom Housebuilding Register

The Wychavon District Self-Build and Custom Housebuilding Register was established on 1st April 2016 and has been available ever since for individuals and organisations to complete the online form. In the first base period between 1st April 2016 and 30th 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. Local eligibility criteria was one of the areas that the Government introduced when it issued the Self-build and Custom Housebuilding Regulations 2016 which came into force on 31 Oct 2016. This was possibly because the initial regulations did not prevent individuals or groups from applying to be registered on 2 ,3 or even more registers in different local authority areas. The lack of local eligibility criteria could therefore inflate the demand for self-build for most, if not all, local authority areas.

Wychavon is a predominantly rural area with policies directing development to the more sustainable locations and generally protecting areas beyond allocations or the development boundaries of settlements unless allowed for by exception policies. To protect the area from unnecessary development the council considered that a more accurate picture of demand for self-build should be ascertained. To achieve this, the local eligibility criteria was introduced to ensure that the needs of those with a local connection to the area (i.e. those on Part 1 of the Self Build Register) were taken into account in the determination of any planning applications for self-build. The Wychavon Self Build Register is therefore in 2 parts – Part 1 for those who can demonstrate a local connection to Wychavon and Part 2 for those who cannot. The local connection must be demonstrated for at least 3 years prior to the application to join the Self-Build Register.

All those already on the Register prior to 30th May 2017 were automatically allowed on to Part 1 of the Register if they provided an update form with the relevant additional information by 30th June 2017. This exercise resulted in a substantial reduction in the number of individuals on the Wychavon District Self-Build Register in the first base period (and in the first part of the second base period), with the number of entries on the Wychavon District Self-Build Register in first base period reducing from 51 to 11 entries.

All data within this Progress Report is at 30th October 2022, when there were 222 entries on the Wychavon District Self-Build and Custom Housebuilding Register. Other headline data is provided below:

Individuals / Associations by Register Part

All 222 entries on the Wychavon District Self-Build and Custom Housebuilding Register are Individuals; there are no Associations. There are 110 entries on Part 1 and 112 entries on Part 2 of the Wychavon District Self-Build and Custom Housebuilding Register.

Entries by Base Period¹

It should be noted that the number of people on the register represented within the cumulative entries' column may not total the number of entries made from year to year; this is due to removal requests from the register between base periods.

The 2021 Progress Report included the following change to the supply figure. The planning permission for 7 self-build dwellings (planning application 20/01641 refers), which the council had previously counted towards meeting the demand for self-build plots, are no longer classed as self-build. This is because unfortunately the planning permission granted did not correctly restrict the dwellings to self-build and they have subsequently been removed from the self-build plot supply figure:

Table One:

Application Ref	Location	Proposal	Decision
20/01641/OUT	Land opposite Yew Tree Farm, Newland Road, Droitwich Spa	Outline application for up to 7 self-build dwellings	Approved 21/12/2020

In addition, again with regard to the supply figure, the council has now deemed that 4 of the 5 dwellings approved (and since constructed) at Green Lane, Bevere (planning application numbers 16/02440 and 18/00152 refer) do not meet the criteria set out for Self-Build dwellings and therefore these plots have been discounted from the supply figure for the first base period (which was when they were approved). Consequently, this reduces the supply figure for the first base period from 12 to 8 plots and reduces the cumulative figure for each subsequent base period by 4 plots.

The table below shows the position with these 4 plots removed and the adjustments to the number of entries as described above – for clarity the updated figures for this report are in red, whilst the figures in black are those that remain unchanged from the 2021 Progress Report.

¹ These figures are correct as of 30 October 2022 and are subject to change; this could be, for example, if an individual requests to be removed from the Register or if an individual presents evidence which means they are eligible to move from Part 2 to Part 1 of the Register.

Table Two:

Base Period	Entries (Part 1 / Part 2)	Cumulative Entries (Part 1 / Part 2)	Delivery (provision / need) P/A (provision / need) culm
1 (1 April 2016 to 30 October 2016) To be provided for by 31st October 2019	11 (11 / 0)	11 (11 / 0)	(12 / 11) (8 / 11) (12 / 11) (8 / 11)
2 (31 October 2016 to 30 October 2017) To be provided for by 31 st October 2020	33 (21 / 12) 29 (20 / 9)	44 (32 / 12) 40 (31 / 9)	(13 / 21) (25 / 32) (21 / 32) (21 / 31)
3 (31 October 2017 to 30 October 2018) To be provided for by 31st October 2021	18 (5 / 13) 16 (4 / 12)	62 (37 / 25) 56 (35 / 21)	(3 / 5) (3 / 4) (28 / 37) (24 / 37) (24 / 35)
4 (31 October 2018 to 30 October 2019) To be provided for by 31st October 2022	21 (10 / 11) 18 (10 / 8)	83 (47 / 36) 74 (45 / 29)	(26 / 10) (50 / 47) (50 / 45)
5 (31 October 2019 to 30 October 2020) To be provided for by 31st October 2023	22 (9 / 13) 22 (10 / 12)	105 (56 / 49) 96 (55 / 41)	N/A
6 (31 October 2020 to 30 October 2021) To be provided for by 31st October 2024	72 (29 / 43) 67 (28 / 39)	171 (85 / 86) 163 (83 / 80)	N / A
7 (31 October 2021 to 30 October 2022) To be provided for by 31st October 2025	59 (28 / 31) 59 (27 / 32)	222 (110 / 112)	N / A

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” within Wychavon with 91 people choosing this option. Where respondents wish to choose specific parishes they are not limited to the number they can tick and most tick several rather than just one or two. The most common area-specific choices are Broadway (29), Crowle (26), Hadzor, Himbleton, Huddington and Oddingley (Saleway) (23), Fladbury (22) and South Lenches (21). A wide range of areas in the district have specific interest for Self-Build and Custom Housebuilding, with all the 73 identified parish 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 112 responses, with a further 77 entries having “No preference”. The remaining 25 responses were for “Other” (7), “A plot as part of a wider community self-build project” (9), “An individual self-build plot on a conventional housing development” (4) and “No response” (14).

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

Surprisingly given the responses to the “Type of Project Sought” question discussed above, 119 people would be interested in building as part of a joint project with other Self-Builders. 91 people stated that they would not be interested in building as part of a joint project with other self-builders and 20 people gave no response.

Type and Size of Property Sought

The most common answer for the question “What kind of property would you like to build as part of your project?” is “Detached House” with 173 responses, with a further 34 responses having a preference for “Detached Bungalow”; the remaining 23 responses were for “Other” (7) and “No Response” (16).

The most common answer for the question “What size of dwelling(s) do you hope to build?” is “4 bedrooms” with 91 responses; the next most common response was “3 bedrooms” with 75 responses; “5 / 5+ bedrooms” (33), “2 bedrooms” (15), “1 bedroom” (2) and “No Response” (14).

Meeting the Demand

By 30th October 2022, twenty-five planning permissions had been granted for 49 self-build plots (see table Three) plus one application for one self-build with a self-build exemption form (refer Table Four) together totalling 50 self-build plots granted:

Table Three

Application Ref	Location	Proposal	Decision
Supply of 7 self-build plots for Base Period One (up to 30/10/2019)			
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. Reduced to one dwelling to count toward the council's supply figure	Approved 17/02/2017
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,	Erection of rural workers dwelling - self build.	Approved 08/02/2019

Application Ref	Location	Proposal	Decision
	Worcester, WR7 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
Supply of 13 self-build plots for Base Period Two (31/10/2019 to 30/10/2020)			
19/01679/OUT	Corner Mead, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Outline application for up to 9 Self Build Dwellings including new means of access off Newland Lane.	Approved on Appeal 23/07/2020
20/01409/FUL	Land off Green Lane adjacent to Firs Farm, Ombersley Road, Worcester	Proposed 4 no. self-build / custom build 2 bedroom bungalows.	Approved 03/09/2020
Supply of 3 self-build plots for Base Period Three (31/10/2020 to 30/10/2021)			
19/02767/FUL	Land at Church Lane, Whittington	Erection of 2 No. Dwellings, improvement to access existing & 1 new access	Approved on Appeal 20/11/2020
19/01058/FUL	Land adjacent, Barlwyck Cottage, Hill Furze, Fladbury	Conversion of existing former transport haulage buildings into 1 No. 2 bedroom dwelling and 2 No. 3 bedroom dwellings and the erection of a new self-build live/work unit together with ancillary works	Approved on Appeal 04/01/2021

Application Ref	Location	Proposal	Decision
Supply of 26 self-build plots for Base Period Four (31/10/2021 to 30/10/2022)			
20/00663/FUL	Land between Manor Cottage and Hightrees, Merriman Close, Stoulton	Proposed construction of a new self build dwelling and garage	Approved 16/11/2021
21/02569/PIP	Land at (OS 8593 5944) Jacob Ladder Lane Claines	Application for Permission in Principle for a single self-build dwelling	Approved 13/01/2022
22/00080/PIP	Land At (Os 9795 3584), Station Road, Beckford	Application for Permission in Principle for the construction 1no. self-build dwelling	Approved 25/02/2022
21/02185/OUT	Land at (OS08814898) Hoden Lane, Cleeve Prior, Evesham	Outline application with all matters reserved for the demolition of existing outbuilding and shed and erection of one self-build dwelling and all associated works	Approved 04/03/2022
22/00081/PIP	Ridgeway, Station Road, Broadway, WR12 7DE	Application for Permission in Principle for 3No. self build dwellings	Approved 09/03/2022
22/00209/PIP	Land Opposite, Himbleton C Of E First School, Himbleton	Application for Permission in Principle for 2 no. self-build dwellings.	Approved 17/03/2022
21/02963/FUL	4 Chapel Street, Badsey, Evesham, WR11 7HA	Full Application for the erection of a bungalow (self-build) and associated works	Approved 17/03/2022
21/01978/OUT	Land north of Blacksmith Lane, Cropthorne	Outline application for the development of 4 self-build bungalows and improvement of an existing access (all other matters reserved)	Approved 23/03/2022

Application Ref	Location	Proposal	Decision
21/02276/OUT	Land and buildings on, Church Lane, Whittington	Outline Application with all matters reserved for the development of 2no. self-build dwellings	Approved 06/04/2022
22/00600/PIP	Land At (Os 0295 5114), Atch Lench Road, Church Lench	Permission in principle for 1 self-build dwelling	Approved 25/04/2022
22/00540/PIP	Greenacres, Mill Lane, Drakes Broughton, Pershore, WR10 2AF	Application for Permission in Principle for 1No. Self Build Dwelling	Approved 16/05/2022
20/02694/PIP	Land at (OS99444479) Brook Lane, Crophorne	Application for Permission in Principle for a single self-build dwelling.	Approved on Appeal 26/05/2022
22/00558/PIP	Land at (OS 0237 3816), Winchcombe Road, Sedgeberrow	Permission in Principle for up to 4 self-build dwellings	Approved 29/06/22
19/02182/FUL	Holberrow Golf, Holberrow Green, Redditch, B96 6SF	Conversion of existing former golf driving range clubhouse into a single self-build dwelling, erection of single storey side extensions, demolition of driving range bays and removal of car park hardstanding.	Approved on Appeal 13/07/2022
21/01855/FUL	Land at Station Road, Broadway WR12 7DE	Infill development of one dwelling, with associated driveway, car parking and landscaping. Provision of additional passing bay to shared driveway.	Approved on Appeal 28/07/2022
22/02049/PIP	Land at (OS 9194 4873), Worcester Road, Drakes Broughton	Permission in Principle for 1 No. Self-Build dwelling.	Approved 28/10/22

In addition, in the first base period, a further planning permission was granted for one new dwelling which was accompanied by a CIL Self-Build Exemption form from an individual on the Wychavon Self-Build and Custom Housebuilding Register, which means it can be counted towards meeting the demand and therefore in total there were 50 self-build plots approved to 30 Oct 2022:

Table Four:

Application Ref	Location	Proposal	Decision
18/00895/FUL	Elm Croft, Wyre Hill, Wyre Piddle, Pershore, WR10 2HS	Construction of a replacement dwelling at Elm Croft, Wyre Piddle.	Approved 25/06/2018

One further planning application has been granted permission subject to the signing of a S106 agreement – this has not yet been included in the supply figure.:

Application Ref	Location	Proposal	Decision
20/01639/OUT	Little Ashdene Farm, Kington Lane, Kington, Worcester, WR7 4DH	An application for outline planning permission for the demolition of all existing buildings within the application site and the construction of up to four self-build dwellings	Approval recommended subject to S106 agreement