



Wychavon District Self-Build and Custom Housebuilding Register

Progress Report

November 2025

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1. Introduction

- 1.1. 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.
- 1.2. 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”.
- 1.3. 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.
- 1.4. 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 was 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. The PPG on self and custom build housing ([Self-build and custom housebuilding - GOV.UK](#)) explains that ‘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 ... 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’.

- 1.5. 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.
- 1.6. This report presents information on the number of individuals/groups on the Register for each base period up to 30 October 2025 and how many plots have been approved for each appropriate base period.

2. Planning Policy Framework

- 2.1. 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).
- 2.2. 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.

2.3. The Review was submitted for examination on 27 September 2023. The examination hearings occurred over the course of March-April 2025, with a final hearing session on 4 September 2025. The Council will be consulting on Main Modifications in January 2026 and, dependent on the Inspectors' final report, adopting the SWDPR in early 2026. 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



dwelling 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.

2.4. 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.

2.5. 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

3. Wychavon District Self-Build and Custom Housebuilding Register

- 3.1. 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.
- 3.2. 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 those who could demonstrate a local connection to Wychavon and those who cannot. Local eligibility criterion 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.
- 3.3. Wychavon is a predominantly rural area with policies directing development to the more sustainable locations and generally protecting areas beyond allocations and the development boundaries of settlements unless allowed for by exception policies. To protect the area from inappropriate 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.
- 3.4. 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

confirming they still wished to be on the Register 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, with the number of entries on the Wychavon District Self-Build Register in first base period reducing from 51 to 11 entries.

3.5. All data within this Progress Report is correct as of 30th October 2025, when there were 281 entries in total (i.e. Part 1 and Part 2 combined) on the Wychavon District Self-Build and Custom Housebuilding Register. Other headline data is provided below:

4. Individuals / Associations by Register Part

4.1. All 281 entries on the Wychavon District Self-Build and Custom Housebuilding Register are Individuals; there are no Associations. There are 134 entries on Part 1 and 147 entries on Part 2 of the Wychavon District Self-Build and Custom Housebuilding Register.

5. Entries by Base Period¹

5.1. At the end of each base period relevant authorities have a rolling three-year time frame to fulfil the 'duty to grant planning permission' for the required number of suitable plots as is evidenced in the authorities register, in accordance with The Self-Build and Custom Housebuilding Regulations 2016 regarding time for compliance and fees.

5.2. The first Base Period (BP) started on the day the register was launched (1st April 2016) and ended on 30th October 2016, with subsequent years/BP's then running as mentioned, 31st October to 30th October of the following year for each base period. Table one below sets out the number of entrants on the register by base period, which part of the register they are on, the cumulative number of entrants and the demand (need) and supply.

5.3. It should be noted that the number of people on the register represented within the cumulative entries' column may differ from the number presented

¹ These figures are correct as of 30 October 2023 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.

in previous Progress Reports because of, for example, requests to be removed from the register between base periods.

Table 1. Entries & plots/applications granted approval by base period.

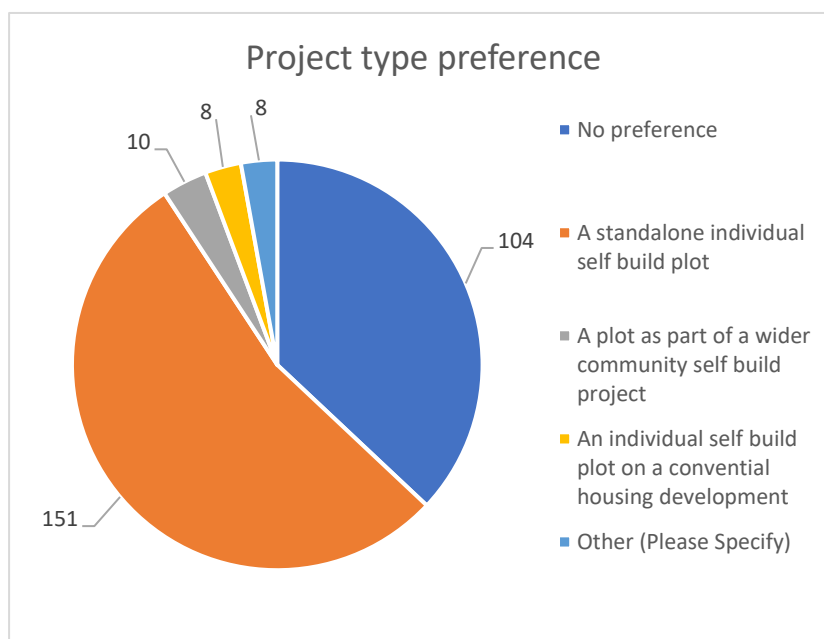
Base Period	Entries by Base Period									
	Entries (Part 1 / Part 2)			Cumulative Entries (Part 1 / Part 2)			Delivery (provision / need)		P/A (provision / need) Cumulative	
	Total	Part 1	Part 2	Total	Part 1	Part 2	No. of granted applications (no. of plots/units)	Required No. of applications to be granted	No. of granted applications (no. of plots/units)	Required No. of applications to be granted
1 (1 April 2016 to 30 October 2016) To be provided for by 31st October 2019	11	11	0	11	11	0	8	11	8	11
2 (31 October 2016 to 30 October 2017) To be provided for by 31st October 2020	29	20	9	40	31	9	12	20	20	31
3 (31 October 2017 to 30 October 2018) To be provided for by 31st October 2021	16	4	12	56	35	21	3	4	23	35
4 (31 October 2018 to 30 October 2019) To be provided for by 31st October 2022	18	10	8	74	45	29	26	10	49	45
5 (31 October 2019 to 30 October 2020) To be provided for by 31st October 2023	22	10	12	96	55	41	33	10	82	55
6 (31 October 2020 to 30 October 2021) To be provided for by 31st October 2024	67	28	39	163	83	80	16	28	98	83
7 (31 October 2021 to 30 October 2022) To be provided for by 31st October 2025	59	27	32	222	110	112	32	27	130	110
8 (31 October 2022 to 30 October 2023) To be provided for by 31st October 2026	34	11	23	256	121	135	*	11	*	121
9 (31 October 2023 to 30 October 2024) To be provided for by 31st October 2027	10	3	7	266	124	142	*	3	*	124
10 (31 October 2024 to 30 October 2025) To be provided for by 31st October 2028	15	10	5	281	134	147	*	10	*	134

6. Areas of the District of Interest

6.1. The most common answer for the question “within which area(s) are you seeking a plot?” is “Any Area” within Wychavon with 105 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 Crowle (33) and Broadway (29), Hadzor, Himbleton, Huddington and Oddingley (Saleway) and Inkberrow (both with 26), Fladbury, and Flyford Flavell, Grafton Flyford and North Piddle (both with 25) and South Lenches (24). A wide range of areas in the district have specific interest for Self-Build and Custom Housebuilding, with all of the 74 identified parish areas having at least 1 response.

7. Type of Project Sought

7.1. 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 151 responses, with a further 104 entries having “No preference”. The remaining responses were for “Other” (8), “A plot as part of a wider community self-build project” (10), “An individual self-build plot on a conventional housing development” (8), and “Other (Please Specify)” (8).



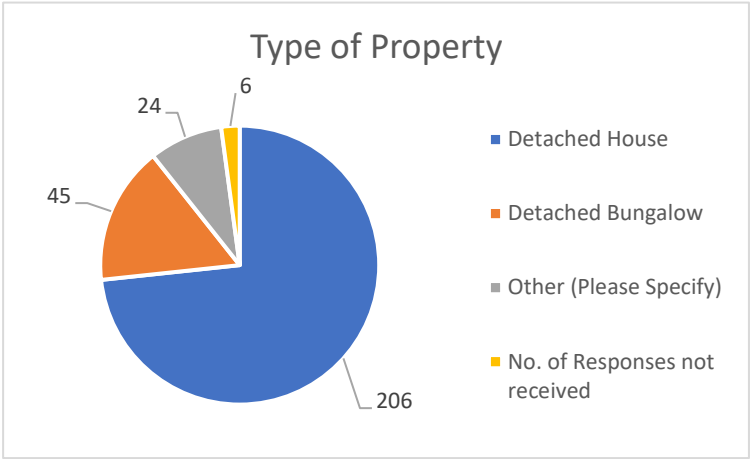
8. Building as Part of a Joint Project with Other Self-Builders?

8.1. Surprisingly given the responses to the “Type of Project Sought” question discussed above, 136 people would be interested in building as part of a joint project with other Self-Builders. 143 people stated that they would not be

interested in building as part of a joint project with other self-builders and 2 people did not give a response.

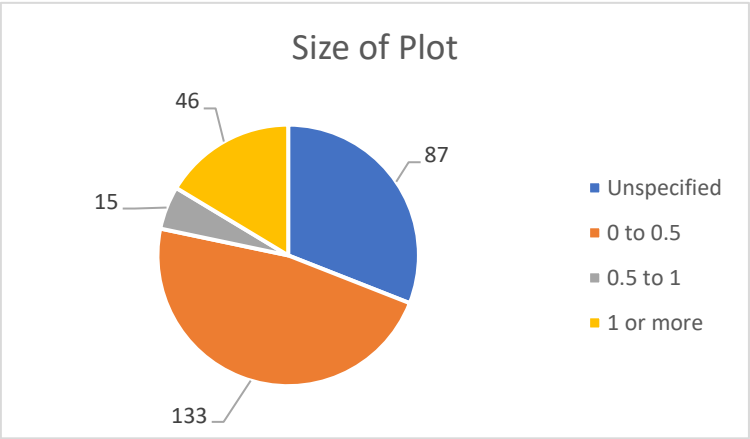
9. Type and Size of Property Sought

9.1. 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 206 responses, with a further 45 responses having a preference for “Detached Bungalow”; the remaining responses were for “Other” (24) and “No Response” (6).



9.2. The most common answer for the question “What size of dwelling(s) do you hope to build?” is “4 bedrooms” with 110 responses; the next most common response was “3 bedrooms” with 91 responses; “5 / 5+ bedrooms” (39), “2 bedrooms” (36), “1 bedroom” (1) and “No Response” (4).

9.3. Of those that responded to indicate the size of plot they hope to acquire, 133 indicate a plot differing in sizes between approximately 0 to 0.5 hectares, 15 indicate a plot differing in sizes between approximately 0.5 to 1 hectare and 46 indicating a plot size of 1 or more hectares, the remaining 87 either did not answer or answered with ‘unspecified’ or similar.



9.4. A total of 238 responses were made in relation to the approximate anticipated budget for a Self-Build project as in Table Two below.

Table 2. Projected budget for self/custom-build project.

Budget of Project	
Up to £100,000	5
£100,000 to £299,000	52
£300,000 to £499,000	79
£500,000 to £599,000	35
£600,000 to £749,000	38
£750,000 to £999,000	15
£1 Million +	17
Unspecified	37
No Response	3

9.5. A total of 232 responses were received regarding the funding of the self-build project as in Table Three below, with the remaining 49 with no response.

Table 3. A breakdown of projected sources of finance for self/custom-build project.

Source of Finance for Project	
Mortgage & Cash	1
Mortgage & Savings	80
Mortgage	18
Mortgage & Inheritance	1
Mixture (including Mortgage)	25
Savings	53
Savings & Property Sale	15
Savings, Loans, Equity &/Or	11
Savings, Property & Mortgage	9
Self-Funded	1
Property Sale	16
Cash	1
Investors	1
Not specified/No Response	49

9.6. Of 276 responses received about the arrangement for the home hoping to provide, 98% of those responses were for Owner Occupied (276) as in Table Four. 5 account for either responses marked as unspecified or no response received.

Table 4. Indicated ownership type upon completion of self/custom-build project.

Ownership Type	
Owner Occupied	276
Rented or to Sell	0
Owner Occupied/Rented	0
Not Specified/No Response	5

9.7. 229 responses were received regarding how soon a project would be able to be commissioned, as in Table Five below.

Table 5. Projected timescale for commissioning the self/custom-build project upon planning approval.

Timescale for Commissioning Project	
Immediately	98
Up to 6 months	63
6 to 12 months	47
Within 2 years	11
Within 3 years	3
Unknown/No Response	52
Upon Sale of current house	7

10. Meeting the Demand

10.1. As of 30th October 2025, 63 planning permissions had been granted for 130 self-build plots broken down into base periods.

Table 6. Planning applications granted approval within each base period to date (30th October 2025).

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
Supply of 8 Self-Build plots for Base Period 1 (up to 30/10/2019)					
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 (<i>but can only count 1 of the 3 in the self-build supply figures</i>)	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		
18/00632/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	Approved 05/06/2018		
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		
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		W/22/00019/TDC5 - approved 11/03/2022 W/22/02283/TDC5 - approved 14/04/2023 20/00670/TDC5 - approved 15/10/2021

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
18/02583/OUT	Grafton Nursery, Worcester Road, Grafton Flyford, Worcester, WR7 4PW	Erection of rural workers dwelling - self build	Approved 08/02/2019		20/00907/RM - approved 23/07/2020
Supply of 12 self-build plots for Base Period Two (31/10/2019 to 30/10/2020)					
19/01679/OUT	Corner Mead, Newland Lane, Newland, Droitwich, WR9 7JH	Outline application for up to 9 Self Build Dwellings including new means of access off Newland Lane. <i>(But only 8 granted through Reserved Matters and so only count 8 towards the self-build supply)</i>	Approved on Appeal 23/07/2020		W/24/00829/RM - approved 12/08/2024
20/01409/FUL	Land off Green Lane, adjacent to Firs Farm, Ombersley Road, Bevere	Proposed 4 no. self build/custom build 2 bedroom bungalows.	Approved 03/09/2020		W/24/00572/FUL (plots 8 and 9) - approved 17/06/2024
Supply of 3 self-build plots for Base Period Three (31/10/2020 to 30/10/2021)					
19/01058/FUL	Land adjacent, Barlwyth 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		
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		

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
Supply of 26 self-build plots for Base Period Four (31/10/2021 to 30/10/2022)					
19/02182/FUL	Holberron Golf, Holberron 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		W/22/02243/FUL - approved 18/04/2023
20/00663/FUL (New Application W/23/01350/FUL)	Land between Manor Cottage and Hightrees, Merriman Close, Stoulton	Proposed construction of a new self-build dwelling and garage	Approved 16/11/2021	See note in BP6 below	
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		W/23/02066/TDC5 - approved 07/08/2024
21/01955/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	See note in BP6 below	
21/01978/OUT	Land north of Blacksmith Lane, Crophorne	Outline application for the development of 4 self-build bungalows and improvement of an existing access (all other matters reserved)	Approved 23/03/2022		W/23/02613/RM - withdrawn 23/01/2025 W/24/02263/FUL received 04/11/2024 - decision still pending
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		W/22/01355/RM - approved 13/09/2022
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		W/23/00480/FUL - approved 17/10/2023

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
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		22/01836/TDC5 - approved 03/10/2023
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		W/25/00466/CLE - approved 08/04/2025
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		W/24/01206/TDC5 - pending
22/00081/PIP	Ridgeway House, Station Road, Broadway, WR12 7DE	Application for Permission in Principle for 3No. self build dwellings	Approved 09/03/2022		W/23/02426/TDC5 - approved 03/07/24
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		W/23/02293/FUL - approved 25/01/2024
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		W/24/00938/TDC5 - withdrawn 10/11/2025
22/00558/PIP	Land at (OS 0237 3816), Winchcombe Road, Sedgeberrow	Permission in Principle for up to 4 self build dwellings	Approved 29/06/2022		
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		W/24/00434/TDC5 - pending

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
22/02049/PIP	Land at (OS 9194 4873), Worcester Road, Drakes Broughton	Permission in Principle for 1 No. Self-Build dwelling.	Approved 28/10/2022		W/23/01318/TDC5 - approved 29/04/2024
Supply of 33 self-build plots for Base Period Five (31/10/2022 to 30/10/2023)					
22/00032/OUT	Land At (Os 0100 5706), Stonepit Lane, Inkberrow	Outline planning application for the erection of 1no self-build dwelling and 5no custom build dwellings	Approved 12/10/2023		W/23/01999/RM - approved 08/03/24 W/23/02000/RM - approved 07/03/24 W/24/00413/RM - approved 26/06/24 W/23/02001/RM - approved 08/03/2024 W/24/00783/RM - approved 03/07/24 W/24/01044/RM - approved 18/07/2024
22/00143/OUT	Hill Top Farm, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Development of 4no. self-build dwellings	Approved 21/11/2022		W/22/02760/RM - approved 07/03/2023 W/23/00813/RM - approved 13/06/2023 W/23/01379/RM - approved 04/10/2023 W/24/00085/RM - approved 04/03/2024
22/00230/PIP	Littleton Auctions At, The Croft Barn, School Lane, Middle Littleton, Evesham, WR11 8LN	Permission in Principle for one self build dwelling and enhancement to barn and yard	Approved on Appeal 01/11/2022		W/22/02491/TDC5 - allowed 01/11/22
22/00527/FUL	Hawbridge House, Hawbridge, Stoulton, Worcester, WR7 4RJ	Erection of one Self Build Dwelling. Re-submission of 21/01920/FUL	Approved 03/08/2023		
22/01084/FUL	Land Adjacent to Old Chequers Inn Car Park, Crowle Green, Crowle	Demolition of stables and construction of self-build bungalow	Approved 02/05/2023		

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
22/01971/PIP	Land Adjacent To, Broadway Lane Cottages, Broadway Lane, Fladbury	Permission in principle for up to 2 self-build dwellings	Approved on Appeal 31/08/2023	W/24/00468/FUL - approved for open market (removal of self-build). This will now be removed from the self-build supply figures in Base Period 7.	W/24/00468/FUL - approved for open market 21/03/2025
22/02456/PIP	Stedefield, Church Lane, Flyford Flavell, Worcester, WR7 4BZ	Application for Permission in Principle for 1 no. self-build dwelling.	Approved 18/01/2023		W/24/00849/FUL - withdrawn 16/01/2025
23/00278/PIP	Land At (OS 9999 4454) Field Barn Lane Crophorne	Permission in Principle for up to 9 carbon neutral self/custom build dwellings.	Approved 26/04/2023		W/23/01538/FUL - refused 10/06/2024. Appeal dismissed 04/12/2024. W/23/01538/FUL - refused 10/06/2024. Appeal dismissed 04/12/2024.
W/23/00939/PIP	Hill Top Farm, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Permission in Principle for the construction of 3 no. self-build dwellings	Approved 23/06/2023		W/24/02236/FUL - refused 09/01/2025 W/25/00669/PIP for plot 4 - approved 30/04/2025 W/25/01531/FUL - pending 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	Approved 02/11/2022		
22/02549/PIP – approved 01/02/2023 (W/23/00991/TDC5)	Woodbury Holdings, Woodbury Lane, Norton, Worcester	Technical details consent following Permission in Principle (22/02549/PIP) for one self-build dwelling	Approved 26/10/2023		W/23/00991/TDC5 – approved 26/10/2023
Supply of 16 (18 approved - 2 removals = 16) self-build plots for Base Period Six (31/10/2023 to 30/10/2024)					
W/24/00120/PIP	Meadwell Farm, Cleeve Road, Middle Littleton,	Permission in Principle for 1 no. self build dwelling.	Approved 18/03/2024		

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
	Evesham, WR11 8JR				
23/00254/PIP	Lea Haven, Mill Lane, Drakes Broughton, Pershore, WR10 2AF	Permission in Principle for proposed 1 no. self-build dwelling.	Approved 19/12/2023		W/24/00637/TDC5 - approved 27/08/2024
21/02975/OUT	Woodside Nurseries, Stourport Road, Crossway Green, Stourport On Severn, DY13 9SQ	Development of 6no. self-build dwellings	Approved 10/06/2024		
W/24/00557/FUL	Wescoe, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Construction of 1no. self-build dwelling	Approved 01/07/2024		Also see W/24/01808/FUL (approved in BP7) below for an additional dwelling on top of this 1 dwelling already approved.
20/00663/FUL (New Application W/23/01350/FUL)	Land between Manor Cottage and Hightrees, Merriman Close, Stoulton	Proposed construction of a new self build dwelling and garage	Approved 16/11/2021	W/24/00630/FUL (New dwelling and resubmission of 20/00663/FUL to change from self build to open market as approved under W/23/01350/FUL) date valid 08/04/2024 of application received. Approved change from self-build to open market dated 10/06/2024. Note for BP6 - 20/00663/FUL was originally approved under BP4 figures. However, now approved under W/24/00630/FUL changing from self-build to open market, this will now be taken off the current base period figures (BP6).	
W/24/01167/PIP	Land Adjacent To Inglenook,	Permission in principle for the construction of 1 no. self-build	Approved 25/07/2024		

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
	Evesham Road, Broadway	bungalow to replace existing outbuildings			
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	21/01855/FUL - Originally accounted for as a self-build under base period 4 figures. However, a resubmission of the application changes self-build to open market and was completed construction in 2024 survey. As such, this dwelling has now been removed from the current base period 6 figures to account for this removal.	
W/24/01423/PIP	Lawn Farm, Church Lane, Tibberton, Droitwich Spa, WR9 7NW	Permission in Principle for the erection of one self build 2 storey dwelling on infill windfall site	Approved 23/08/2024		
W/24/01556/PIP	Robindale, 49 The Ridgeway, New End, Astwood Bank, Redditch, B96	Permission in Principle for the erection of 1 no, self-build dwelling	Approved 06/09/2024		
W/24/00361/FUL	2A Pensham Hill, Pensham, Pershore, WR10 3HA	Replacement dwelling (self-build)	Approved 02/09/2024		W/25/00567/FUL - approved 13/05/2025
W/23/02044/OUT	Oak Inn, Woodmancote, Defford, Worcester, WR8 9BW	Outline application with access to be considered in detail and all other matters reserved for the erection of 4 self or custom build dwellings	Approved 28/08/2024		
W/24/01346/FUL	Wescoe, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Construction of 1no. self-build dwelling (Note this is a separate dwelling though the same address as already listed approved application W24/00557/FUL)	Approved 02/10/2024		Note this is a separate dwelling though the same address as already listed approved application W24/00557/FUL.

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
Supply of 32 (34 approved - 2 removals = 32) self-build plots for Base Period Seven (31/10/2024 to 30/10/2025)					
W/23/00892/PIP	Land at (OS 8250 6358), Holt Fleet Lane, Holt Heath, Holt Fleet	Permission in Principle for up to 4 self-build dwellings	Approved 11/11/2024		
W/24/02013/PIP	Cedar Wood, Seaford Lane, Naunton Beauchamp, Pershore, WR10 2LL	Permission in Principle for the erection of 2 self/custom-build dwellings	Approved 19/12/2024		W/25/01087/TDC5 - decision pending
W/24/01808/FUL	Wescocoe, Newland Lane, Newland, Droitwich Spa, WR9 7JH	2no. self-build houses	Approved 18/12/2024		For plots 5 and 6. Also see W/24/00557/FUL above for the 1 dwelling already approved and accounted for in BP6. This application approved in BP7 accounts for the second/additional dwelling only not both. W/25/02410/FUL - variation of conditions 2, 5 and 9 - pending decision.
W/24/01683/FUL	Oakmead, Ladywood Road, Salwarpe, Droitwich Spa, WR9 0AJ	Proposed Replacement Self-Build Dwelling and new Garage / Carport	Approved 18/12/2024		
W/24/02363/PIP	The Oaks, Holly Lane, Ombersley, Droitwich Spa, WR9 0JD	Permission in Principle for construction of a single self-build dwelling	Approved 20/01/2025		W/25/02035/FUL - pending decision

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
W/23/01298/PIP	Wescoe, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Technical Details permission for the construction of 4no. dwelling following Permission in Principle W/23/01298/PIP (Variation of conditions 2,3,5 and 7 Ref. W/23/02540/TDC5 - PLOT 3)	Approved 07/01/2025		W/24/02113/TDC5 - for plot 3 only approved 07/01/2025 W/24/01127/TDC5 - for plot 4 only approved 24/07/2024
W/24/01707/FUL	Titton Farm Titton Farm Lane Titton Hartlebury Stourport On Severn DY13 9QR	Construction of one dwelling and associated works	Approved 13/02/2025		W/24/00393/PIP - approved 08/04/2024
22/01974/PIP	Land Adjacent To, Broadway Lane Cottages, Broadway Lane, Fladbury	Permission in principle for up to 2 self-build dwellings	Approved on Appeal 31/08/2023	W/24/00468/FUL - approved for open market (removal of self-build). This has now been removed from the self-build supply figures in Base Period 7 to account for this change.	
W/24/02061/FUL	Springfield Barn, Uphampton Lane, Ombersley, Droitwich Spa, WR9 0JP	Erection of 1 no. self-build dwelling and associated works.	Approved 31/03/2025		
W/24/01092/FUL	Land Off, Lenchwick Lane, Lenchwick	Construction of a self-build live/work unit	Approved 09/04/2025		

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
W/24/01666/FUL	Siding Cottage, Pitwell Lane, Aldington, Evesham, WR11 7AB	Demolition of existing dwelling and barn and erection of 2 no. self build dwellings with change of use of agricultural land to associated residential use for precision and clarity.	Approved 06/05/2025		
W/25/00382/FUL	Bowfield, Sale Green Road, Sale Green, Droitwich Spa, WR9 7LN	Replacement of current bungalow and double garage with self build dormer bungalow and detached double garage	Approved 24/04/2025		
W/24/02530/PIP	Land At (OS 0081 5524), The Court House, Mill Lane, Radford	Application for Permission in Principle for a self build live work unit with associated detached garage and landscaping	Approved 20/05/2025		
W/24/00780/FUL	Sunningdale, Hawford Wood, Ombersley, Droitwich Spa, WR9 0EZ	Resubmission of application 19/02275/FUL for replacement self-build dwelling	Approved 28/04/2025		19/02275/FUL - approved 16/12/2019
W/25/00070/FUL	Cote D Azur, 86 Weston Road, Bretforton, Evesham, WR11 7HW	Full application for the erection of 2no. self build dwellings and associated works following PIP Approval W/24/00872/PIP	Approved 18/06/2025		W/24/00872/PIP - approved 29/06/2024
W/24/01689/FUL	Ivy House, Chapel Lane, Ombersley, Droitwich Spa, WR9 0DT	Erection of a detached two storey self build house	Approved 26/06/2025		
W/24/00483/OUT	Land at (OS 9573 4938) North of, Owletts End, Pinvin	Outline application with all matters reserved other than access for the demolishing of farm buildings, the erection of up to 185 dwellings including at least 5 self-build plots , a local	Approved 26/06/2025		W/25/01435/RM - pending decision

Applications Approved for Self- & Custom-Build					
Application Ref	Location	Proposal Description	Decision/Date	Removal (where necessary)	Subsequent related applications
		centre including a shop (Use Class E), public open space including a community orchard and associated infrastructure			
W/24/01554/FUL	Bryans Green Farm, Bryans Green, Cutnall Green, Droitwich Spa, WR9 0ND	Erection of a rural workers (succession) dwelling	Approved 03/06/2025		
W/25/01275/PIP	Land At (Os 8260 6362), Holt Fleet Lane, Holt Heath, Holt Fleet	Permission in Principle for up to 5 self-build dwellings	Approved 04/08/2025		
W/25/01561/PIP	Land At (OS 8236 6981), Tilton Farm Lane, Tilton, Hartlebury	Permission in Principle for the construction of a single dwelling (self build) and associated works	Approved 01/09/2025		

11. Conclusion

- 11.1. At the start of Base Period 10 (31st October 2024) there were a total of 265 individuals and 1 associations on the register. By 30 October 2025 another 29 individuals and 0 associations was added to the register with 14 individuals being removed from the register at the request of the individuals, leaving a total of 280 individuals and 1 association on the register at the end of Base Period 10 (30th October 2025).

Table 7. Breakdown of registrants on the self-build register in the most recent base period (BP10 - 31st Oct 2024 to 30th Oct 2025)

	Total at start of BP9 (31st Oct 2023)	Entries added during BP9	Entries removed during BP9	Total at end of BP9 (30th Oct 2024)
Part 1 Individuals	124	15	5	134
Part 2 Individuals	141	14	9	146
Part 1 Associations	0	0	0	0
Part 2 Associations	1	0	0	1
	266	29	14	281

- 11.2. As explained in para 5.1 above, supply in the period 31st October 2024 to 30th October 2025 is considered against the number who joined the register in Base Period 7 and the cumulative total on the Register at the end of Base Period 7 (30th October 2022). Wychavon District Council's Self-Build supply was 130 plots with planning consent. This compares to a cumulative total of 110 plots required to have been granted consent by 30th October 2024, representing the need having been met and exceeding the demand by 20 plots.
- 11.3. Between 31st October 2022 to 30th October 2023, there were an additional 11 registrants added to Part 1 of the Self-Build Register and the council has until 30th October 2026 to meet this additional need of 11 plots. This will increase the minimum cumulative total to 121 plots to be granted consent

by 30th October 2026, but this need has already been met in BP6 and so a total of 0 additional plots will need to be granted consent by 30th October 2026 – i.e. BP6 cumulative delivery of 130 plots compared to the need of 121 plots requiring consent by 30th October 2026, see Table 1 above.

