

FOI number: **HBC_FOI_20200409**
Date FOI Received: **16/07/2020**
Department: **Planning**
Title: **Self-Build and Custom Housebuilding register**
Description: **Self-Build and Custom Housebuilding register**

Request: (As Redacted sent by requestor)

This Freedom of Information Request is made in light of paragraph 62 of the National Planning Policy Framework (the 'Framework'). Paragraph 62 of the Framework states:

"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, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers²⁵, people who rent their homes and people wishing to commission or build their own homes²⁶). Our emphasis.

Footnote 26 states:

"²⁶ 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 house building. 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." Our emphasis.

The Framework (paragraph 62) is clear in stating that Local Planning Authorities should cater for needs of different groups in the community, including those people 'wishing to commission or build their own homes'. The LPA are required to 'give enough suitable development permissions to meet the identified demand'.

The Appeal Decision APP/G2435/W/18/3214451 Land off Hepworth Road, Woodville DE11 7DW provides clarity on the Councils responsibility concerning self/custom build at paragraphs 22 and 23. The Council should provide information to suggest that there are provisions in place to ensure that permissions which they consider meeting the demands for self/custom build would be developed in a manner that accords with the legal definition of self-build and custom housebuilding in the Self-Build and Custom Housebuilding 2015 (as amended).

A formal request is made for the LPA to provide the information requested in the following:

1. The number of individuals on the Council's Self Build and Custom Housebuilding register in each of the following base periods:
 - a. Base Period 1 (up to 30.10.2016) -
 - b. Base Period 2 (up to 30.10.2017) -
 - c. Base Period 3 (up to 30.10.2018) -
 - d. Base Period 4 (up to 30.10.2019) -
 - e. Base Period 5 from 30.10.2019 to date (16/07/2020) -

2. The number of associations of individuals on the Council's Self Build and Custom Housebuilding register in each of the following base periods:
 - a. Base Period 1 –
 - b. Base Period 2 –
 - c. Base Period 3 –
 - d. Base Period 4 –
 - e. Base Period 5 –
3. The date on which the Council commenced its Self-Build and Custom Housebuilding register?
4. What are the Council's entry requirements for joining its Self-Build Register?
5. Does the Council apply a local connection test and/or a financial solvency test?
6. If such tests are applied when were these introduced and were they applied retrospectively?
7. The number of (and application references for) Self Build and/or Custom Housebuilding permissions the Council granted in each of the following base periods:
 - a. Base Period 1 –
 - b. Base Period 2 -
 - c. Base Period 3 –
 - d. Base Period 4 -
 - e. Base Period 5 –
8. How does the Council monitor Self Build and Custom Housebuilding permissions and completions?.
9. 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 grant?
10. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register?
11. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place?
12. Are the Council a CIL charging authority?
13. If the Council are a CIL charging authority and are counting CIL Self-Build Exemptions towards meeting demand, then please advise how many of these have been subject to a CIL Form 7 Part 2 in each of the following base periods:
 - a. Base Period 1 -
 - b. Base Period 2 -
 - c. Base Period 3 -
 - d. Base Period 4 –
 - e. Base Period 5 –

Response: (Response as Redacted sent by service)

2. The number of individuals on the Council's Self Build and Custom Housebuilding register in each of the following base periods:
 - a. Base Period 1 (up to 30.10.2016) - **8 individuals**
 - b. Base Period 2 (up to 30.10.2017) - **4 individuals**
 - c. Base Period 3 (up to 30.10.2018) - **23 individuals**
 - d. Base Period 4 (up to 30.10.2019) - **11 individuals**
 - e. Base Period 5 from 30.10.2019 to date (16/07/2020) - **3 individuals**

3. The number of associations of individuals on the Council's Self Build and Custom Housebuilding register in each of the following base periods:
 - a. Base Period 1 – **1 association**
 - b. Base Period 2 – **0 association**
 - c. Base Period 3 – **1 association**
 - d. Base Period 4 – **1 association**
 - e. Base Period 5 – **0 association**

4. The date on which the Council commenced its Self-Build and Custom Housebuilding register?
18th March 2016

5. What are the Council's entry requirements for joining its Self-Build Register?
Please see the application form and guidance here:
<https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Other-guidance-and-information/Self-build-Custom-Housebuilding.aspx>

6. Does the Council apply a local connection test and/or a financial solvency test?
No tests applied.

7. If such tests are applied when were these introduced and were they applied retrospectively?
Not applicable.

8. The number of (and application references for) Self Build and/or Custom Housebuilding permissions the Council granted in each of the following base periods:
 - a. Base Period 1 – **36**
14/0823/FUL, 14/1181/FUL, 14/1458/FUL, 14,1485/FUL, 14/1575/FUL, 14/1823/FUL, 14/1877/FUL, 14/2107/FUL, 14/2111/FUL, 15/0197/FUL, 15/0215/FUL, 15/0247/FUL, 15/0312/FUL, 15/0528/FUL, 15/0532/FUL, 15/0586/FUL, 15/0963/HSE, 15/1042/FUL, 15/1273/FUL, 15/1454/FUL, 15/1542/FUL, 15/1543/FUL, 15/1632/FUL, 15/1787/FUL, 15/1888/FUL, 15/1894/FUL, 15/1917/FUL, 15/1978/FUL, 16/0258/FUL, 16/0265/FUL, 16/0300/FUL, 16/0569/FUL, 16/0811/FUL, 16/0915/FUL, 16/1223/FUL, 16/1293/FUL

 - b. Base Period 2 - **20**

14/1923/FUL, 15/0430/FUL, 16/0068/FUL, 16/0070/FUL, 16/1026/FUL, 16/1481/FUL, 16/1756/FUL, 16/2196/FUL, 16/2203/FUL, 16/2325/FUL, 16/2372/VOC, 16/2422/FUL, 16/2467/FUL, 16/2481/FUL, 17/0195/FUL, 17/0292/FUL, 17/0310/VOC, 17/0822/FUL, 17/0909/FUL, 17/1137/FUL

c. Base Period 3 – 32

14/1813/HSE, 15/1140/FUL, 15/1237/FUL, 16/0592/FUL, 16/1062/FUL, 16/1413/FUL, 17/0247/FUL, 17/0545/FUL, 17/0946/VOC, 17/1297/FUL, 17/1450/VOC, 17/1624/FUL, 17/1638/FUL, 17/1674/FUL, 17/1705/FUL, 17/1711/VOC, 17/1849/FUL, 17/2044/FUL, 17/2140/FUL, 17/2156/FUL, 17/2221/FUL, 17/2267/FUL, 17/2271/FUL, 17/2361/FUL, 17/2429/HSE, 18/0053/VOC, 18/0079/FUL, 18/0100/FUL, 18/0265/FUL, 18/0416/FUL, 18/0580/VOC, 18/1380/VOC

d. Base Period 4 - 25

16/1571/VOC, 18/0079/FUL, 18/1285/FUL, 18/1634/FUL, 18/1679/FUL, 18/1716/FUL, 18/1909/VOC, 18/2172/FUL, 18/2176/VOC, 18/2245/FUL, 18/2250/FUL, 18/2390/FUL, 19/0048/FUL, 19/0108/FUL, 19/0165/FUL, 19/0278/FUL, 19/0322/FUL, 19/0570/FUL, 19/0738/FUL, 19/0771/FUL, 19/0849/FUL, 19/0935/VOC, 19/1025/FUL, 19/1058/FUL, 19/1278/FUL

e. Base Period 5 – 23

17/0245/FUL, 17/1382/FUL, 17/1382/FUL, 17/1382/FUL, 18/1409/FUL, 19/0899/FUL, 19/0917/FUL, 19/1300/FUL, 19/1341/FUL, 19/1363/FUL, 19/1389/FUL, 19/1408/FUL, 19/1436/FUL, 19/1739/FUL, 19/1739/FUL, 19/1806/FUL, 19/1921/FUL, 19/1928/FUL, 20/0109/FUL, 20/0114/VOC, 20/0262/FUL, 20/0443/FUL, 20/0690/VOC

9. How does the Council monitor Self Build and Custom Housebuilding permissions and completions?.

Self-build applications are monitored mainly through site visits and evidence received.

10. 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 grant?

They are not currently alerted of permissions granted.

11. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register?

Website

12. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place?

When the register was first introduced in 2016.

13. Are the Council a CIL charging authority?

Yes

14. If the Council are a CIL charging authority and are counting CIL Self-Build Exemptions towards meeting demand, then please advise how many of these have been subject to a CIL Form 7 Part 2 in each of the following base periods:

- a. Base Period 1 - 2
- b. Base Period 2 - 7
- c. Base Period 3 - 5
- d. Base Period 4 – 7
- e. Base Period 5 – 10