

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

Land at Pear Tree Lane, Euxton, Chorley



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Outline application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane

Land at Pear Tree Lane, Euxton, Chorley

Gladman Developments Ltd

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Introduction

Section 1

- 1.1 My name is **Andrew Moger** and I am instructed by **Gladman Developments Ltd** to examine the Self-Build and Custom Housebuilding sector in Chorley Borough 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 14 years professional experience in the field of town planning and housing. I was employed across various local authorities in the Midlands 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 Section 78 inquiry and at Local Plan Examination.
 - 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 scheme was the first pilot 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 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 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, Bedfordshire, Carlisle, Eden, Humberside 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.

- 1.3 The appeal scheme seeks permission for up to 180 dwellings, of which 10% - a total of up to 18 plots – are to be provided as serviced plots for Self-Build and Custom Housebuilding.
- 1.4 In preparing this Proof of Evidence I have placed reliance upon information received from a Freedom of Information (FOI) request that was submitted to Chorley Borough Council on 6 April 2020 requesting a range of information relating to the Self-Build Register. A further FOI request was submitted 4 May relating to the Community Infrastructure Levy Self-Build Exemption.
- 1.5 The response to my first (6 April 2020) FOI request was received on 20 April 2020. In the event that the response to my second (4 May 2020) FOI request is not received prior to the date of exchange then supplemental Self-Build and Custom Housebuilding evidence will be submitted to address this. All correspondence relating to the FOI material is included as **Appendix AM1**.
- 1.6 The FOI response received 20 April 2020 indicates that information shall not be re-used for commercial purposes without first obtaining a licence to do so. I have considered this requirement and do not believe a licence is necessary for the purposes of my re-use of the FOI data in this Proof of Evidence. The information requested through my FOI is not readily available within the public domain and is in my opinion necessary for the Inspector to make an informed judgement on the facts pertaining to the appeal.
- 1.7 This Proof of Evidence comprises six sections:

- Section 2 considers the evolution of Self-Build and Custom Housebuilding in the national policy context, drawing on a range of sources including national strategies, national policy, the Housing White Paper and briefing papers;
- Section 3 reviews the policy context in Chorley Borough in relation to Self-Build and Custom Housebuilding;
- Section 4 considers the demand for Self-Build and Custom Housebuilding in the Borough and the extent to which serviced plots are being delivered to meet this demand;
- Section 5 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 6 draws together my summary and conclusions.

Evolution of Self-Build and Custom Housebuilding in the National Policy Context

Section 2

2.1 The provision of Self-Build and Custom Housebuilding is increasingly forming 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 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 sets 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 goes 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 recognises 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 Governments ambition is clearly detailed at paragraph 71 which states 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 goes on to set out that the Governments *“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 are 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 state that:
- “54A. – (1) Subject to paragraphs (10)¹ and (11)², 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 go on at section 54D to set out a clawback mechanism in the event that a disqualifying event occurs:

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

² 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)³;*
- (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 define 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.*

The Community Infrastructure Levy (Amendments) Regulations (2019)

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

Planning Practice Guidance

2.15 The PPG was first published in March 2014 online and is subject to ongoing updates.

2.16 The Self-Build and Custom Housebuilding section (**Appendix AM9**) was first introduced on 1 April 2016 and was last updated on 28 July 2017 to support the implementation of the legislation. The PPG sets out further detail on Self-Build and Custom Housebuilding Registers and requires that local planning authorities use demand data from their registers when preparing their SHMA to understand and consider future need for this type of housing in their area⁴.

³ Which relates to the compliance certificates

⁴ Paragraph 011 Reference ID: 57-011-20160401

- 2.17 The PPG makes clear that local Registers of individuals and associations of individuals who are seeking to acquire serviced plots of land in their area to build homes for those individuals to occupy are a key material consideration. It also states that to obtain a robust assessment of demand for this type of housing in their area, local planning authorities should supplement the data from the Registers with secondary data sources when undertaking their SHMAs to understand and consider future need for this type of housing in their area⁵.
- 2.18 The PPG clarifies⁶ that local authorities must grant suitable development permissions for enough suitable serviced plots of land to meet the demand for Self-Build and Custom Housebuilding in their area.
- 2.19 The first Base Period begins on the day on which the Register is established and ends on 30 October 2016 with subsequent Base Periods running from October to October each year. 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, as there are entries for that Base Period.
- 2.20 The PPG recommends⁷ that authorities should consider how best to support Self-Build and Custom Housebuilding in their area through:
- Developing policies in their Local Plan for Self-Build and Custom Housebuilding;
 - Using their own land if available and suitable for Self-Build and Custom Housebuilding and marketing it to those on the Register;
 - Engaging with 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; and
 - Working with Custom Build developers to maximise opportunities for Self-Build and Custom Housebuilding.
- 2.21 The ways in which the duty on local authorities to have regard to Self-Build and Custom Housebuilding Registers may be demonstrated as detailed in the PPG are⁸:

(i) *“Planning*

⁵ Data sources referred as examples are: building plot search websites, ‘Need-a-Plot’ information available from the Self-Build Portal; and enquiries for building plots from local estate agents.

⁶ Paragraph 023 Reference ID: 57-023-201760728

⁷ Paragraph 025 Reference ID: 57-025-201760728

⁸ Paragraph 014 Reference ID: 57-014-20170728

The planning functions of an authority may include both plan making and decision taking functions. The Registers that relate to their area may be a material consideration in decision taking. Relevant authorities with plan making functions should use their evidence on demand for this form of housing from the Registers that relate to their area in developing their Local Plan and associated documents

(ii) Housing

Local housing authorities who are under the duty to have regard to Registers that relate to their areas should consider the evidence of demand for Self-Build and Custom Housebuilding from the Registers when carrying out their local housing strategies and in developing plans for new housing on land owned by the local housing authority.

(iii) Land disposal

Authorities who are under the duty to have regard to Registers that relate to their areas 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.

(iv) Regeneration

When developing plans to regenerate their area, local authorities who are under the duty to have regard to Registers that relate to their areas should consider the demand for Self-Build and Custom Housebuilding”.

2.22 The importance of compliance is clear in the PPG⁹ where it states that “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”.

2.23 The PPG also sets out¹⁰ 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”.

House of Commons Debate (7 May 2014)

2.24 Richard Bacon MP opened his Adjournment Debate (**Appendix AM2**) by stating that “it is a great pleasure to have an adjournment debate on the importance of self-build and custom-build housing”.

⁹ Paragraph 029 Reference ID: 57-029-20170728

¹⁰ Paragraph 016 Reference ID 57-016-20170728

2.25 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 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.”

2.26 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.”

2.27 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).

2.28 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.”*

2.29 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).

2.30 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).

2.31 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)

2.32 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. It is included as **Appendix AM3** to my evidence.

- 2.33 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.
- 2.34 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.
- 2.35 Government guidance also says such tests should be reviewed periodically to ensure they remain appropriate and are still achieving their desired effect.
- 2.36 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.
- 2.37 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.
- 2.38 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)

- 2.39 The 2016 Housing and Planning Act (**Appendix AM4**) at Section 10 places 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.
- 2.40 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.
- 2.41 There is no requirement to disaggregate the supply to meet demand in specific parts of a local authority area. Government guidance instead requires that local authorities should use the preferences expressed by those on their Register to guide decisions when discharging their duties under the legislation.
- 2.42 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 windfall or as part of a larger site.

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

- 2.43 The Time for Compliance and Fees Regulations (**Appendix AM5**) 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)

- 2.44 The White Paper offers strong support for Custom Build housing, with the sector identified as an important driver to help diversify and fix the broken housing market.
- 2.45 The White Paper clearly signals 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.

- 2.46 The White Paper specifically states that *“the Government wants to support the growth of Custom Build homes”* at paragraph 3.14 and acknowledges 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 says 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)

- 2.47 Chapter three of the briefing paper sets out that there may be significant unmet demand for Self-Build and Custom Housebuilding in the UK. It reports 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.
- 2.48 At chapter four the briefing paper references the University of York’s 2013 report on the Self-Build market¹¹ 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”*.
- 2.49 It goes 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.”*
- 2.50 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.”*
- 2.51 Reference is 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 reports 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).

¹¹ 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)

National Planning Policy Framework (2019)

2.52 The NPPF 2019 at section five covers 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.

2.53 Paragraph 60 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 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”

2.54 Annex 2 of the NPPF 2019 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.”

House of Commons Debate (16 October 2018)

2.55 On 16 October 2018 during a debate on Housing and Home Ownership (included as **Appendix AM6** to my evidence), 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?*”.

2.56 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

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).

House of Commons Debate on Housing (28 March 2019)

- 2.57 In the debate surrounding the subject of housing (**Appendix AM7**), 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).

2.58 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).

- 2.59 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)**

2.60 In the debate on the British housebuilding industry (**Appendix AM8**) 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).

2.61 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 Letwin Review: Independent Review of Build Out (October 2018)

2.62 At section three The Letwin Review set out a series of recommendations for increasing diversity through a new planning framework for larger sites.

2.63 Paragraph 3.8 recommends 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.”

2.64 Section four addresses 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”*

2.65 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.

2.66 It indicates 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.

- 2.67 Paragraph 4.8 explains 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*”.
- 2.68 In light of which paragraph 4.11 recommends 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.

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

- 2.69 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*”.
- 2.70 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).

- 2.71 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)

- 2.72 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"*.
- 2.73 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."*
- 2.74 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"*.
- 2.75 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)

- 2.76 The Conservative Party Manifesto reaffirmed the Government’s commitment to self-build and custom housebuilding where it sets 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”*.

Conclusions on the Evolution of Self-Build and Custom Housebuilding in the National Policy Context

- 2.77 Central Government has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for almost a decade, starting with the 2011 Housing Strategy for England and it is clear that there is national demand for this type of housing.
- 2.78 The requirement to deliver Self-Build and Custom Build homes is now enshrined in national policy through both the NPPF 2019 and the PPG.
- 2.79 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.

The Development Plan and Related Policies

Section 3

Introduction

- 3.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 The Development Plan for Chorley currently comprises the Chorley Local Plan (2015), and the Central Lancashire Core Strategy (2012).
- 3.3 Other material considerations include the NPPF (2019), the PPG and the emerging Central Lancashire Local Plan Update.

The Development Plan

Chorley Local Plan (2015)

- 3.4 The Local Plan was adopted in 2015 to cover the period between 2012 and 2026 and replaced the Chorley Borough Local Plan Review (2003).
- 3.5 Section five of the Local Plan, 'Homes for All' seeks to address Strategic Objective SO5: to make available and maintain within Central Lancashire a ready supply of residential development land over the plan period, to help deliver sufficient new housing of appropriate types to meet future requirements.
- 3.6 Paragraph 5.1 explains that Chorley is a popular place to live and that new housing is required to help address current and future housing needs as well as supporting the local economy, delivering infrastructure and ensuring the sustainability of the Borough.
- 3.7 Paragraph 5.2 cross references the 2009 Central Lancashire Strategic Housing Market Assessment (SHMA) and paragraph 5.3 draws reference to the 2011 Chorley Rural Housing Needs Study, both of which pre-date the Self-Build and Custom Housebuilding Act (as amended).
- 3.8 At paragraph 5.6 it refers to an expectation that developers will demonstrate an appropriate mix of dwellings to create mixed and balanced communities and that this will be determined on a site by site basis taking account of identified local needs.

- 3.9 There are no policies within the adopted Local Plan that specifically relate to the provision or delivery of self-build and Custom Housebuilding.

Central Lancashire Core Strategy (2012)

- 3.10 The Central Lancashire Core Strategy was adopted in 2012 and covers the combined areas of Preston, South Ribble and Chorley for the period between 2010 and 2026. It pre-dates the Self-Build and Custom Housebuilding Act (as amended).
- 3.11 There are no policies within the adopted Central Lancashire Core Strategy that specifically relate to the provision or delivery of Self-Build and Custom Housebuilding.

Other Material Considerations

Emerging Central Lancashire Local Plan Update Issues and Options (2019)

- 3.12 The Issues and Options consultation paper of November 2019 discusses delivering homes at page 18. Although it discusses meeting the needs of particular groups there is no specific reference to Self-Build and Custom Housebuilding anywhere in the consultation paper.

National Planning Policy Framework (2019)

- 3.13 Paragraph 59 of the NPPF is clear 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 where it is needed, and that the needs of groups with specific housing requirements are addressed.
- 3.14 It goes on at paragraph 60 to make clear that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment with paragraph 61 explaining that:

“Within this context, 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).”

- 3.15 Paragraph 64 sets out that:

“Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership¹², unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified

¹² As part of the overall affordable housing contribution from the site

affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- (a) Provides solely for Build to Rent homes;*
- (b) Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- (c) Is proposed to be developed by people who wish to build or commission their own homes; or*
- (d) Is exclusively for affordable housing, an entry-level exception site or a rural exception site”.*

3.16 At paragraph 122 of the NPPF it states that *“planning policies and decisions should support development that makes efficient use of land, taking into account...the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it”.*

Planning Practice Guidance (Ongoing Updates)

3.17 The Self-Build and Custom Housebuilding Section of the PPG (**Appendix AM9**) was first published on 1 April 2016 and last updated on 28 July 2017.

3.18 The PPG sets out¹³ 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”* (emphasis added).

3.19 It provides guidance¹⁴ on the relationship between the Self-Build Register and the Strategic Housing Market Assessment and states that *“local planning authorities should use the demand data from their registers in their area, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance), when preparing their Strategic Housing Market Assessment to understand and consider future need for this type of housing in their area.”*

3.20 In considering how authorities should publicise their Self-Build Register, it explains that as a minimum, authorities are recommended to hold a webpage on their website dedicated to Self-Build and Custom Housebuilding. But also states that *“relevant*

¹³ Paragraph 016 Reference ID 57-016-20170728

¹⁴ Paragraph 011 Reference ID 57-011-20160401

authorities are also recommended to consider additional innovative methods of publicising their register to increase awareness of it”.

3.21 Furthermore, it details that¹⁵ *“authorities are encouraged to publish, in their Authority Monitoring Report, 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”* (emphasis added).

3.22 It defines¹⁶ a serviced plot of land as:

“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.

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.”

Conclusions on the Development Plan and Related Policies

3.23 Neither the adopted Central Lancashire Core Strategy nor the Chorley Borough Local Plan contain any policies specifically related to the provision or delivery of Self-Build and Custom Housebuilding.

3.24 Emerging Policy in the form of the Central Lancashire Local Plan Update is at issues and options stage and is currently silent on Self-Build and Custom Housebuilding.

¹⁵ Paragraph 012 Reference ID 57-012-201707208

¹⁶ Paragraph 026 Reference ID 57-026-201760728

- 3.25 On a national basis there is a clear desire by central Government to significantly boost the supply of Self-Build and Custom Housebuilding through both the NPPF (2019) and the PPG, and more recently the National Design Guide and Conservative Party Manifesto for the December 2019 Election.

Self-Build and Custom Housebuilding Demand and Delivery in Chorley Borough

Section 4

Housing Market Assessments

- 4.1 The two most recent assessments of housing needs within Chorley are the Central Lancashire Strategic Housing Market Assessment (2017) and the Central Lancashire Housing Study (2020).

Central Lancashire Strategic Housing Market Assessment (2017)

- 4.2 The September 2017 Strategic Housing Market Assessment (SHMA) provides no consideration of self-build or custom housebuilding despite being prepared a number of years after the 2015 Self-Build and Custom Housebuilding Act (as amended) and after the publication of the Self-Build and Custom Housebuilding section of the PPG.

Central Lancashire Housing Study (2020)

- 4.3 The Housing Study covers self-build and custom housebuilding at section nine under the heading of 'emerging market segments'. It acknowledges at paragraph 9.24 that *"the Government has long had a clear agenda for supporting and promoting the self-build and custom building sector"*.
- 4.4 It goes on to set out at paragraph 9.24 that in 'Laying the Foundations: A Housing Strategy for England' the then Coalition Government laid out plans to enable more people to build or commission their own home.
- 4.5 The Strategy explains that the Governments Housing White Paper in January 2017 reasserted this commitment in stating that *"the Government wants to support the growth of custom build homes"* recognising that such homes are generally built more quickly, to a higher quality and tend to use more productive and modern methods of construction.
- 4.6 Furthermore paragraph 9.27 outlines that *"according to successive Ipsos MORI polls at the time of the time of the Paper's publication, more than a million people across the UK expected to buy a building plot, secure planning permissions or start/complete construction work on their new home"*.

- 4.7 It acknowledges at paragraph 9.28 that the Government found that barriers to self-build and custom housebuilding included, crucially, land supply.
- 4.8 At paragraph 9.30 the number of registrants on the Council's self-build register are set out as replicated in figure 4.1 below.

Figure 4.1: Chorley Self Build Register

Base Period	Total
1 (1 April 2016 to 30 October 2016)	2
2 (31 October 2016 to 30 October 2017)	6
3 (31 October 2017 to 30 October 2018)	4
4 (31 October 2018 to 30 October 2019)	2 ¹⁷
Total	14

Source: Central Lancashire Housing Study (2020)

- 4.9 The Housing Study points out at paragraph 9.33 that *“it is important to highlight that an Ipsos Mori poll undertaken for NaCSBA in 2016 found that only one in eight people interested in self-build were aware of the introduction of Right to Build Registers in England”* and so acknowledges that *“as a result, the numbers of expressions of interest on a local authority’s self-build register may underestimate demand”*.
- 4.10 It then goes on at paragraph 9.34 to explain that as recommended by the PPG a number of secondary data sources have been examined by the Housing Study to supplement the data, including Buildstore (who own and manage the largest database of demand and supply for self and custom build properties in the UK) and data from the National Custom and Self-Build Association (NaCSBA).
- 4.11 This data shows at paragraph 9.36 that the Buildstore Custom Build Register has 185 people looking to build their own home in Chorley and a further 699 subscribers to their Plotsearch service seeking a serviced plot of land to build on in Chorley.
- 4.12 Furthermore, paragraph 9.37 is clear in concluding that *“this suggests that there is a sizeable level of demand for serviced plots for self-build and custom housebuilding...which hasn’t yet been reflected in the Council’s own self-build register”*.
- 4.13 The Housing Study references the primary research undertaken by NaCSBA and Ipsos Mori at a national level which found that 1 in 50 of the adult population across the country want to purchase a Custom or Self-Build home within the next 12 months.

¹⁷ Figure for Base Period 4 up to 31 May 2019

- 4.14 It goes on to apply this ratio to the adult population in Chorley and reports that this results in a potential need for 1,929 serviced plots in Chorley.
- 4.15 Taking into account the secondary sources examined at paragraph 9.40 of the Housing Study it finds that *“this points towards a greater level of demand than the Council’s current self-build registers”*.
- 4.16 The conclusions and recommendations in section 10 recommend at paragraph 10.34 that *“in recognition of the level of demand in the study area, a specific planning policy should be developed to help promote and encourage delivery of self-build and custom housebuilding”*, and that the Council should take a *“flexible approach to supporting the self-build and custom housebuilding sector on both small sites, and larger strategic sites”*.
- 4.17 Whilst the Housing Study does not specifically quantify the precise level of future demand in Chorley, what is abundantly clear is that it concludes that the level of demand is considerably greater than the numbers on the Council’s Self-Build Register suggest and the Council should help to promote and encourage delivery of Self-Build and Custom Housebuilding.

Demand for Self-Build and Custom Housebuilding in Chorley Borough

- 4.18 The Self-Build and Custom Housebuilding Act 2015 requires local authorities to keep a Register of households who wish to Self-Build or Custom Build in their administrative area.
- 4.19 From 31 October 2016 amendments to the Act¹⁸ 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.
- 4.20 At March 2020 there were a total of nine individuals on the Council’s Self-Build Register.
- 4.21 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 on a rolling basis each year by the Council, it cannot predict longer term demand for plots.
- 4.22 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-

¹⁸ Through the Housing and Planning Act (2016)

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. Indeed, the Council's own evidence base comes to the same conclusion in the Housing Study (2020).

- 4.23 The PPG¹⁹ states that local planning authorities should use the demand data from the Self-Build Register, supported by additional data from secondary sources, including the SHMA, to understand and consider future need for this type of housing in their administrative area. In doing so it directs users to the 'Housing and Economic Development Needs Assessment' section of the PPG which then redirects the user to the 'Housing Needs of Different Groups' section of the PPG.
- 4.24 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 clear²⁰ 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"*
- 4.25 The industry leading building plot search website is Plot-Search²¹, operated by Buildstore. Information received from Buildstore (**Appendix AM10**) shows that²² within a 10 mile-radius²³ of the appeal site there are 481 registrants on their Custom Build Register who are wishing to create their own home and 1,874 Plot-Search subscribers, who have indicated that they wish to live in that location by either building a home or commissioning one.
- 4.26 Whilst I acknowledge that there is likely to be some people who are registered on more than one of the available plot search facilities and some of whom may also be on the Council's own Self-Build Register, the figures on the Buildstore Plot-Search platform illustrate that there is a substantial level of demand within the Borough.
- 4.27 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. Once

¹⁹ Self-Build and Custom Housebuilding section, Paragraph 011 Reference ID 57-011-20160401

²⁰ Housing Needs of Different Groups section, Paragraph 003 Reference ID 67-003-20190722

²¹ <https://www.Buildstore.co.uk/findingland/>

²² At 23 April 2020

²³ The smallest site search radius that the Buildstore data allows for

again these are data sources that the Council's own evidence base also draws upon through the Housing Study (2020).

- 4.28 The Ipsos Mori statistics commissioned by NaCSBA have consistently shown²⁴ that 1 in 50 of the adult population want to purchase a Self-Build or Custom Build home over the next 12 months.
- 4.29 When taking into account Chorley Boroughs adult population²⁵ (95,254²⁶ based on ONS data) it is estimated that as many as 1,905 people may be interested in building their own home across Chorley Borough in the foreseeable future.
- 4.30 True demand for Self-Build and Custom Housebuilding across Chorley Borough can therefore be expected to be substantially higher than the numbers on the Council's own Self-Build Register suggest, as the Council's own evidence base concurs.
- 4.31 It is relevant to note that a national survey in 2016²⁷ 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.
- 4.32 In light of which I consider that latent demand is actually substantially higher than currently recorded on the Council's own Self-Build Register.

Past Delivery of Self-Build and Custom Housebuilding in Chorley Borough

- 4.33 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.
- 4.34 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. 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.

²⁴ 2013, 2014, 2015 and 2016 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile

²⁵ Those aged 16 and over

²⁶ Based on ONS population estimates by local authority based by single year of age [extracted from NOMIS 4 May 2020]

²⁷ Ipsos Mori polls commissioned by NaCSBA between 2014 to 2016

- 4.35 In Chorley the Self-Build Register was first established on 1 April 2016 with the first Base Period therefore ending on 30 October 2016. During this period, one individual joined the Self-Build Register. The second Base Period began on 31 October 2016 and ran until 30 October 2017, during which time a further six individuals joined.
- 4.36 The third Base Period ran from 31 October 2017 to 30 October 2018 during which time four individuals joined the Self-Build Register and the fourth Base Period ran from 31 October 2018 to 30 October 2019 during which time three individuals joined the Self-Build Register.
- 4.37 The fifth Base Period runs from 31 October 2019 to 30 October 2020 and as of 20 April 2020 there were a total of one individual on the Self-Build Register.
- 4.38 Figure 4.2 sets out the relevant Base Periods and the long stop dates by which sufficient development permissions for suitable serviced plots to meet this demand must have been met by the Council.

Figure 4.2: Chorley Borough Self-Build Register Base Periods 1 to 5

Base Period	Start and Finish Dates	No. of Individuals on the Register	Date by which permissions must be granted
1	1 January 2015 to 30 October 2016	1	30 October 2019
2	31 October 2016 to 30 October 2017	6	30 October 2020
3	31 October 2017 to 30 October 2018	4	30 October 2021
4	31 October 2018 to 30 October 2019	3	30 October 2022
5	31 October 2019 to 30 October 2020	1	30 October 2023
TOTAL		15	

Source: FOI Response (20 April 2020)

4.39 The FOI response details that the Council have granted consent for two sites specifically for self-build plots as set out at figure 4.3.

Figure 4.3: Suitable Development Consents

Application No.	Address	No. of Plots	Date of Permission	Base Period Permission Counts Towards
16/00633/OUTMAJ	Gleadhill House Stud, Gleadhill House, Dawbers Lane, Euxton	12	31 March 2017	1
15/00162/OUTMAJ	Euxton Mill, Dawbers Lane, Euxton	8	22 November 2018	1
Total		20		

Source: FOI Response (20 April 2020)

4.40 The FOI response advises that to date 10 of the 12 plots at Gleadhill House have obtained reserved matters consent and two of the eight plots at Euxton Mill have obtained reserved matters consent. It states that of the 12 plots at Gleadhill House 10 have claimed the CIL self-build exemption and the remaining two have paid CIL in full, indicating that they are not self-build homes.

4.41 The Council has advised that it monitors both housing completions and CIL Self-Build Exemptions records to obtain data on self-build permissions. Figure 4.4 details CIL self-build exemptions that the Council has issued and the Base Periods to which they apply.

Figure 4.4: CIL Self-Build Exemptions

Monitoring Period	No. of CIL Exemptions	Base Period CIL Exemption Counts Towards	Comments
1 April 2016 to 30 October 2016	19	N/A	Does not comply with the Time for Compliance and Fees Regulations
31 October 2017 to 30 October 2017	36	1	-
31 October 2017 to 30 October 2018	33	1	-
31 October 2018 to 30 October 2019	28	1	-

Source: FOI Response (20 April 2020)

4.42 The 19 CIL Self-Build Exemptions between 1 April 2016 and 30 October 2016 do not count towards meeting demand from Base Period 1 as the Time for Compliance and Fees Regulations are clear that only permissions granted within the three years

immediately after the end of a Base Period may be counted towards addressing demand within a given Base Period.

- 4.43 The FOI request of 4 May 2020 requested details of the number of CIL Self-Build Exemptions that the Council is counting towards meeting demand that have achieved certification of CIL Form 7 Part 2. For the purposes of clarity, this is the stage of the CIL Self-Build exemption claim where the claimant must provide evidence that they are eligible. Failure to do so means that they become eligible for the full CIL charge and indicates that the development is not in fact a Self-Build scheme. In the event that the Council's response to this FOI is not received prior to exchange of evidence then supplemental Self-Build and Custom Housebuilding evidence will be submitted to address this.
- 4.44 The FOI data received 20 April 2020 explains that the only promotion of the Council's Self-Build Register has been through its website which are the minimum requirements set out in the PPG. As such it is unsurprising that there are relatively low numbers on the register. This correlates with the Ipsos Mori poll undertaken for NaCSBA in 2016 which found that only one in eight people interested in self-build were aware of the introduction of Self-Build Registers in England.
- 4.45 Despite the relatively low numbers on the Council's Self-Build Register, the Council's own evidence base through its Housing Study (2020) is clear that *"there is a sizeable level of demand for serviced plots...which hasn't yet been reflected in the Council's own Self-Build Register"*. It goes on to find that demand could be as high as 1,929 serviced plots when national data is used as a proxy.

Future Delivery of Self-Build and Custom Housebuilding Plots in Chorley

- 4.46 The adopted Development Plan for Chorley Borough does not include any policies specifically relating to the provision or delivery of Self-Build and Custom Housebuilding.
- 4.47 My analysis (**Appendix AM11**) of the Council's Five Year Housing Land Supply Statement (May 2020) found evidence of a total of 49 Self-Build and Custom Housebuilding plots that the Council anticipates delivery of within the next five years.
- 4.48 It is important to view this firstly in the context that there is no adopted nor emerging policy mechanism for securing increased delivery of Self-Build and Custom Housebuilding plots, and secondly in the context of the Council's own evidence base identifying that demand could be as high as 1,929 serviced plots within the Borough.

- 4.49 It is also important to consider that a total of 27 of these 49 self-build and custom housebuilding plots in the Council's supply are not secured by legal agreement or condition but are sites where the applicant has indicated through the CIL form that they intend to exercise the Self-Build Exemption.
- 4.50 Until such time that these have achieved certification of CIL Form 7 Part 2 i.e. provided evidence that they have been undertaken as self-build and/or custom housebuilding then it is questionable whether these will be actually delivered as self-build and/or custom-build homes. One such example within the Borough is Gleadhill House Stud proposals²⁸ which achieved consent for 12 self-build homes yet only saw 10 developed as self-build homes and achieving the CIL Self-Build Exemption with the remaining two paying CIL in full.

Conclusions on Self-Build and Custom Housebuilding Demand in Chorley Borough

- 4.51 The adopted Development Plan does not include any policies specifically relating to the provision or delivery of Self-Build and Custom Housebuilding. Central Government have been clear in their objective to boost significantly Self-Build and Custom Housebuilding delivery since at least 2011.
- 4.52 Despite there being a relatively low number of registrants on the Council's own Self-Build Register, research has shown that 8 out of 10 people are not even aware that local authorities hold a Self-Build Register. In addition to which, secondary data sources illustrate that the level of demand within the vicinity of the appeal site substantially exceeds the level of demand on the Council's Self-Build Register.
- 4.53 The Council's own evidence base in the Central Lancashire Housing Study (2020) found that *"there is a sizeable level of demand for serviced plots...which hasn't yet been reflected in the Council's own Self-Build Register"* and identified that demand could be as high as 1,929 serviced plots when national data is used as a proxy.
- 4.54 My analysis of the Council's Five Year Housing Land Supply Statement (May 2020) found evidence of a total of 49 self-build and custom housebuilding plots that the Council anticipates delivery of within the next five years. Given the level of demand the Housing Study (2020) identifies and the lack of an adopted or an emerging policy position to increase delivery, it is unclear how the Council intends to address demand without sites such as the appeal scheme.

²⁸ Application No: 16/00633/OUTMAJ

- 4.55 What is abundantly clear is that the Council need to take urgent action now to address identified demand. The lack of any clear policy position does not negate the need to address identified demand.

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

Section 5

Introduction

- 5.1 The Government attaches weight to achieving the objective of significantly boosting the supply of homes. The NPPF 2019 is clear at paragraph 59 that in order to support the Government's 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.
- 5.2 Paragraph 60 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 61 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.
- 5.3 The most recent assessment of housing needs for Chorley, the Housing Study (2020), utilises secondary data sources as recommended by the PPG to undertake a more robust assessment of demand. Having taken these into account the Council's own Housing Study found that *"this points towards a greater level of demand than the Council's current self-build registers"*.
- 5.4 In the absence of any adopted specific policy target, specific monitoring indicator or mechanisms to address any shortfall in delivery of Self-Build and Custom Build homes, it is unclear how the Council intend to address this level of demand within Chorley without sites such as the appeal site.

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

- 5.5 The importance of Self-Build and Custom Housebuilding as a material consideration has been reflected in a number of recent 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.

- 5.6 Brief summaries are outlined below, and the full decisions are included as Core Documents.

Secretary of State Decision: Land off Driffield Road, Allaston Road and Court Road, Lydney, Forest of Dean (7 November 2017) – CD10.04

- 5.7 The Secretary of State and Inspector set out at paragraph 6.65 of the Inspectors report that:

“The underlying justification for the appeal proposal is that it would represent an entirely different proposition to that provided at land East of Lydney. Development would be in the hands of local builders rather than national or regional firms; Self-Build provision would be made”

- 5.8 The Inspector continued at paragraph 6.72 to detail that

“In terms of Self-Build, it may be true that funds through lending institutions might be more difficult and more expensive to acquire for a tailored as opposed to a conventional mortgage. However, as a factor of Self-Build, it has to be set against the savings which a Self-Builder would expect to achieve in overall construction costs. Self-Build represents a small component of overall housebuilding activity and whilst financial barriers exist it still remains within the capabilities of some who would prefer to pursue their own project. There is nothing to suggest, despite the absence of Government backed funding, that Self-Build on the appeal site would be unachievable” (emphasis added).

- 5.9 At paragraph 169 of the Inspectors conclusions, in setting out the benefits of the proposals he stated that:

“The proposals would not undermine the provisions of CS Policy CSP.12 and would add to the mix and choice of housing within the town, including the provision of a sizeable number of Self-Build plots in an area where there is a demand for such housing. This would be consistent with the Government’s efforts to stimulate this sector of the house building industry” (emphasis added).

Appeal Decision: Land east of Park Lane, Coalpit Heath, South Gloucestershire (6 September 2018) – CD10.05

- 5.10 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).

5.11 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: The Meadows, Bromsberrow Heath, Ledbury, Forest of Dean (17 April 2019) – CD10.06

5.12 At paragraph 27 of the Inspectors report, they set out that:

“Another relevant factor is that the proposed homes would be custom or self-built, as secured by the submitted UU, approved by the Council. The Government is actively seeking to increase the supply of such housing as evidenced by recent legislation, paragraph 61 of the Framework and the Planning Practice Guidance. Together they require local planning authorities (LPAs) to establish 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.”

5.13 At paragraph 31 they noted that *“of the 42 plots which the Council says it has granted permission for, it is relevant that 41 of them appear to have been granted via the appeal process. Therefore, and given the lack of any clear policy within the development plan regarding such housing or evidence of local initiatives to promote it, I do not share the Council’s apparent confidence that the requirement would be met. In any case, what is clear and relevant is that up to 5 custom or self-build houses would contribute towards meeting the requirement for such housing in the area.”*

5.14 In drawing their conclusions, the Inspector detailed that the Framework is an important material consideration in all planning decisions and offers support *“to meeting the housing needs of different groups, including people wishing to build their own homes. Those factors weigh in favour of the proposal.”*

Appeal Decision: Land off Hepworth Road, Woodville (25 June 2019) – CD10.07

5.15 The Inspector set out at paragraph 22 of his report that *“the Council confirms that as at April 2019, there are 54 individuals on the Council’s Self-Build and Custom Housebuilding Register and that as of April 2019, it has permitted 4 plots in the period since 31 October 2016. Since 31 October 2016 the Council has permitted an additional 133 single plot dwellings which have been distributed across the District. However, the*

Council has not provided any information to suggest that there are provisions in place to ensure that any of the 133 single dwelling permissions 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 Act 2015 (as amended)."

- 5.16 In weighing matters in the planning balance, at paragraph 47 he 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).*

- 5.17 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).

Appeal Decision: Green End/Heath Road, Gamlingay, South Cambridgeshire District (23 September 2019) – CD10.08

- 5.18 The Inspector held at paragraph 10 of his report that:

"The appellant has put forward evidence relating to a shortfall in the delivery of Self-Build housing, which is uncontested by the LPA. This shortfall is significant. The Parish Council confirm there is demand within the village for this type of development. I therefore give significant weight to this factor" (emphasis added).

5.19 At paragraph 13 the Inspector went on to note that:

“The appellant has submitted a unilateral undertaking, which would limit the appeal development to Self-Build housing. On this basis and for the reasons outlined above, in this instance there are considerations that weigh heavily in favour of the development that would justify departing from the Development Plan” (emphasis added).

Secretary of State Decision: Land off Darnhall School Lane, Winsford, Cheshire (4 November 2019) – CD10.09

5.20 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 by both the Inspector and the Secretary of State.

5.21 At paragraph 412 of the Inspectors report, they stated that:

“The self-build plots would help meet the governments objective expressed in the Housing White Paper and now included in the revised Framework, to support the growth of self and custom build homes. Whilst maintaining a register of those seeking to acquire serviced plots under Section 1 of the Self-Build and Custom Housebuilding Act 2015, to date there are no specific development permissions in CW&C to meet the identified demand. As identified through the Council’s self-build register that amounts to 309 households. In Xx the Council confirmed that it did not know how many self-build plots it had granted planning permissions for during the plan period. The extent to which the Council has supplemented this data with secondary information, as recommended by the Framework, was also not clear but despite Build Store’s database identifying 443 registrants within ten miles of the appeal site, the Council maintained that there is no demand at all in Winsford for such housing on a large scale.”

5.22 He went on at paragraph 413 to explain that:

“I do not share the Council’s pessimism about the need for self and custom build housing at Winsford. Its stance is largely based on conjecture rather than hard evidence and I also note that despite government advice, emerging Policy DM20 of the CW&CLP P2 sets no targets for self and custom-build housing nor allocates any specific sites. The twenty-six plots on adjacent Peacock Avenue, which were developed in such a way some years ago, suggests that such a development can be achieved at Winsford in the right circumstances.”

5.23 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).

5.24 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 West of Parsonage Road, Takeley (31 January 2020) – CD10.10

5.25 The Inspector found at paragraph 46 of her report that:

“Identified demand for self-build plots has been demonstrated. The provision of 12 plots, being some 10% of the overall number, would help to meet that demand and the requirements of the Self-build Act and accord with paragraph 64 of the Framework. A mechanism to ensure that such development would meet the definition of self-build and custom-build housing is necessary and the provisions do that” (emphasis added).

5.26 In undertaking the planning balance, the Inspector explained at paragraph 55 that:

“In light of the acute need for housing, including affordable housing demonstrated, and the unmet demand for self-build plots, these are benefits of the proposal, which together, weigh very heavily in its favour. This would be the case even if the appeal development did not come forward in the five-year period and taking into account the recent uplift in housing delivery” (emphasis added).

Appeal Decision: Land North of Nine Mile Ride, Finchampstead, Berkshire (9 April 2020) – CD10.11

5.27 I acknowledge that the Inspector dismissed the appeal, however it is of relevance to consider the weight attributed to self-build by the Inspector.

5.28 At paragraph 117 the Inspector acknowledged that:

“There is clearly a substantial demand for this type of development. The Council’s own Register shows that about 35% of those in Base Period 1 and 2 had a preference for a serviced plot in Finchampstead. The appeal proposal would help meet this demand through the 6 serviced plots that it proposes to include.”

5.29 In undertaking the planning balance exercise and drawing together her conclusions, at paragraph 129 the Inspector found that:

“The inclusion of 6 Self-Build and Custom-Build serviced plots would be a benefit that would clearly meet a local demand. In the circumstances I give substantial weight to these benefits” (emphasis added).

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

5.30 The Council’s most recent assessment of housing need, the Housing Study (2020) found that when consideration is given to secondary data sources in line with the provisions of the PPG, then *“this points towards a greater level of demand than the Council’s current self-build registers”*.

5.31 The evidence shows that there is a substantial demand for Self-Build and Custom Housebuilding plots within Chorley.

5.32 Secondary data sources also indicate that within a 10 mile-radius²⁹ of the appeal site there are 481 registrants on Buildstore’s Custom Build Register who are wishing to create their own homes within the area and 1,874 Plot-Search subscribers, who are seeking a serviced plot to build or commission their own home. This represents a substantial level of demand.

5.33 In light of this, and the lack of an adopted or clear emerging policy position relating to the delivery of self-build and custom build homes within Chorley, I consider that nothing less than substantial weight should be afforded to the provision of up to 18 Self-Build and Custom Build homes in the determination of this appeal.

²⁹ The smallest site search radius that the Buildstore data allows for

Summary and Conclusions

Section 6

- 6.1 Self-Build and Custom Housebuilding was first introduced into national policy through the now superseded NPPF 2012. In its current format, the NPPF 2019, makes clear at paragraph 59 that Councils need to make sufficient provision of land with permission without delay to meet the needs of different groups.
- 6.2 It also requires at paragraph 60 that strategic policies should be informed by a local housing need assessment and (at paragraph 61) within this context the size, type and tenure of housing needed for different groups should be assessed and reflected in policy, including people wishing to commission or build their own homes.
- 6.3 Within Chorley neither the adopted Central Lancashire Core Strategy nor the Chorley Borough Local Plan contain any policies specifically related to the provision or delivery of Self-Build and Custom Housebuilding. Whilst emerging Policy in the form of the Central Lancashire Local Plan Update is at issues and options stage it is currently silent on Self-Build and Custom Housebuilding despite having been prepared in a post Self-Build and Custom Housebuilding Act 2015 (as amended) era.
- 6.4 Central Government has been clear in their objective to boost significantly Self-Build and Custom Housebuilding delivery since at least 2011. Furthermore, the delivery of Self-Build and Custom Build homes are now a clear national policy objective in both the PPG and the NPPF.
- 6.5 The Council's SHMA (2017) bears no reference to Self-Build and Custom Housebuilding. The most recent assessment of demand within Chorley is the Council's Housing Study (2020) which identifies levels of demand in the Borough for serviced plots substantially in excess of that on the Council's own Self-Build register, drawing upon secondary data sources to make a more robust assessment of demand in line with the provisions of the PPG. Key findings of the Housing Study include:
- a. That the Government has long had a clear agenda for supporting and promoting the Self-Build and Custom Housebuilding sector;
 - b. That Ipsos Mori data shows that only one in eight of the populace are even aware that local authority Self-Build Registers exist;

- c. An endorsement of the PPG recommendation to use secondary data sources with reference drawn to Buildstore as a secondary data source which identified 185 individuals on their Custom Build Register and 699 Plotsearch subscribers looking for a plot to build or commission their own home in the Borough;
 - d. That there is a sizeable level of demand for serviced plots which has not yet been reflected in the Council's own Self-Build Register;
 - e. That NaCSBA research shows that one in 50 of the adult population are looking to build their own home and when this ratio is applied to Chorley then ONS data indicates that there is a potential need for 1,929 serviced plots; and
 - f. Recognition that the level of demand indicates that a policy should be developed to promote and encourage delivery of self-build and custom housebuilding,
- 6.6 It concludes that when consideration is given to secondary data sources in line with the provisions of the PPG, then *“this points towards a greater level of demand than the Council's current self-build registers”*.
- 6.7 Whilst the Self-Build 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, it cannot predict longer term demand for plots.
- 6.8 Such 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. They can therefore be a significant under-representation of latent demand. With this in mind it is important to note that research by NaCSBA³⁰ has shown 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.
- 6.9 The PPG advises that local planning authorities should use the demand data from the Self-Build Register, supported by additional data from secondary sources, including the SHMA, to understand and consider future need for this type of housing in their administrative area.
- 6.10 Secondary data sources that I have taken from the industry leading building plot search website Plot-Search³¹ operated by Buildstore, show that within a 10 mile-radius³² of the appeal site there are 481 registrants on their Custom Build Register who are

³⁰ Ipsos Mori polls commissioned by NaCSBA between 2014 to 2016

³¹ <https://www.Buildstore.co.uk/findingland/>

³² The smallest site search radius that the Buildstore data allows for

wishing to create their own homes and 1,874 Plot-Search subscribers, who are seeking a plot to either build a home or commissioning one.

- 6.11 Other secondary data sources, including Ipsos Mori polls³³ and ONS data, indicate that the actual demand for Self-Build and Custom Housebuilding development plots in Chorley Borough is substantially higher than indicated by the Council's Register. Ipsos Mori statistics have consistently shown that 1 in 50 of the adult population want to purchase a Self-Build or Custom Build home. When taking into account Chorley Borough's adult population (about 95,254³⁴ based on ONS data), it is estimated that as many as 1,905 people may be interested in building their own home across Chorley Borough.
- 6.12 True demand for Self-Build and Custom Housebuilding across Chorley Borough can therefore be expected to be substantially higher than the numbers on the Council's own Self-Build Register suggest, as the Council's own evidence base in its Housing Study (2020) concurs.
- 6.13 The Self-Build and Custom Housebuilding Act (as amended) together with the PPG require local authority's to give suitable development permissions to provide enough suitable serviced plots of land to meet the demand for Self-Build and Custom Housebuilding in their administrative area.
- 6.14 My analysis of the Council's Five Year Housing Land Supply Statement (May 2020) found evidence of a total of 49 self-build and custom housebuilding plots that the Council anticipates delivery of within the next five years. It is important to view this firstly in the context that there is no adopted nor any emerging policy mechanism for securing increased, or indeed any, delivery of Self-Build and Custom Housebuilding plots, and secondly in the context of the Council's own evidence base identifying that demand could be as high as 1,929 serviced plots within the Borough.
- 6.15 Against the scale of demand (which has been substantiated by the Council's own evidence base) and the lack of a suitable strategy from the Council to address this demand, there is no doubt in my mind that the provision of up to 18 Self-Build and Custom Housebuilding serviced plots through the appeal proposals will make a substantial contribution towards helping to address this identified need.
- 6.16 The NPPF 2019 is clear that the Government's objective is to significantly boost the supply of homes, and that in doing so the needs of groups with specific housing

³³ 2013, 2014, 2015 and 2016 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile.

³⁴ ONS population estimates by local authority based by single year of age [extracted from NOMIS 4 May 2020]

requirements, including those who wish to build or commission their own home, must be addressed.

- 6.17 In my opinion nothing less than substantial weight should be afforded to the provision of up to 18 Self-Build and Custom Build homes in the determination of this appeal.

Appendix 1

Freedom of Information Correspondence
(6, 9 and 20 April 2020 and 4, 5 May 2020)



Gina Day

From: foi <foi@chorley.gov.uk>
Sent: 05 May 2020 12:00
To: Andy Moger
Subject: FOi/20/194 Acknowledgment - Self Build and Custom Housebuilding Data

Dear Andy

REQUEST FOR INFORMATION UNDER THE FREEDOM OF INFORMATION ACT 2000

OUR REFERENCE: FOI/20/194

Thank you for your request under the Freedom of Information Act 2000. Please quote the above reference number in all future correspondence.

I can confirm that we have received your request for information, and that it is being dealt with under the terms of the Freedom of Information Act 2000 or if appropriate the Environmental Information Regulations 2004, which requires us to respond to your enquiry within 20 working days of its receipt. **You should therefore expect to receive a response by 3 June 2020, whilst we will use endeavours to provide a response within the statutory timeframe please note that there may be some delays due to the coronavirus (Covid-19) pandemic.**

Please note that the information provided by Chorley Borough Council is intended for your personal use. If it is your intention to re-use the information for commercial gain, you will need to apply to the Council for a licence to re-use it, under the Re-Use of Public Sector Information Regulations 2005.

Information on the regulations can be obtained from the Office of Public Sector Information and accessed directly on their website:

<http://www.opsi.gov.uk>

Yours sincerely

FOI Department
Chorley Council

From: Andy Moger <Andy.Moger@tetlow-king.co.uk>
Sent: 04 May 2020 10:57
To: foi <foi@chorley.gov.uk>
Cc: James Stacey <James.Stacey@tetlow-king.co.uk>; Annie Gingell <Annie.Gingell@tetlow-king.co.uk>
Subject: Freedom of Information Request - Self Build and Custom Housebuilding Data

Dear Sir/Madam,

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

1. It is understood that further to my FOI request of 6th April 2020 and your response of 20th April 2020 the number CIL Self-Build Exemptions granted within the District broken down by Base Period are as follows:
 - 1 April to 30 October 2016 – 19 exemptions

- 31 October to 30 October 2017 – 36 exemptions
- 31 October 2017 to 30 October 2018 – 33 exemptions
- 31 October 2018 to 30 October 2019 – 28 exemptions

Can you please advise in relation to the figures set out above how many of these have been subject to a CIL Form 7 Part 2? Can this information also please be broken down by Base Period?

I look forward to hearing from you. If you require any further clarification then please do not hesitate to get in touch.

Kind regards
Andy

Andy Moger BA (Hons) MA MRTPI
Associate Director
TETLOW KING PLANNING



Please read our statement on COVID-19 [here](#)

T: 0117 9561916 **M:** 07884 667892 **W:** tetlow-king.co.uk

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From: [foi](#)
To: [Andy Moger](#)
Subject: FOI/20/157 Response
Date: 20 April 2020 12:41:22

Dear Andy

I am writing in response to your request for information under the terms of the Freedom of Information Act 2000

Please find below, the details of your request and our response in blue.

REQUEST:-

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

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 30.10.16 – 1 entry
 - b. Base Period 2 - up to 30.10.17 – 6 entries
 - c. Base Period 3 - up to 30.10.18 – 4 entries
 - d. Base Period 4 - up to 30.10.19 – 3 entries
 - e. Base Period 5 - up to 30.10.20 – 1 entry to date

Please note that the latest Register March 2020 shows 9 individuals, a decline as the Council has been notified that people have found self-build plots. The latest register can be viewed here:

<https://chorley.gov.uk/Documents/Chorley%20Custom%20and%20Self%20Build%20Register%20March%202020%20no%20meta.pdf>

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 - 0
 - b. Base Period 2 - 0
 - c. Base Period 3 - 0
 - d. Base Period 4 - 0
 - e. Base Period 5 - 0

3. The date on which the Council commenced its Self-Build and Custom Housebuilding register. April 2016

4. What are the Council's entry requirements for joining its Self-Build Register.

See link to application form -

<https://chorley.gov.uk/Documents/Planning/Planning%20Policy/Chorley%20Self%20Build%20and%20Custom%20Build%20Register%20Form%2029.07.2019.pdf>

5. The number of (and application references for) Self Build and/or Custom Housebuilding permissions the Council granted in each of the following base periods:

See below

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

There are currently 2 sites with planning permission for self-build plots. These are:

- Demolition of existing buildings and erection of up to 12 detached self-build houses with double garages and associated infrastructure (Ref No 16/00633/OUTMAJ)
at Gleadhill House Stud, Gleadhill House, Dawbers Lane, Euxton, Chorley and the Reserved matters
- Euxton Mill – Dawbers Lane – Euxton – 8 plots - 16/00633/OUTMAJ
- The following applications relate to site at Gleadhill House Stud, Gleadhill House, Dawbers Lane, Euxton (16/00633/OUTMAJ 17/00806/REMMAJ 17/01172/REM 17/01173/REM 17/01174/REM 17/01175/REM 18/00166/REM 18/00448/REM 18/00825/REM 18/00854/REM 18/01186/REM).
- The following applications relate to site at Euxton Mill, Dawbers Lane, Euxton (15/00162/OUTMAJ 18/01150/REM 18/01193/REM)

Regarding the site at Gleadhill House Stud, ten of the 12 plots have been granted self-build exemption (the other 2 plots have paid CIL in full). Seven plots are under construction (5 of these are self-build), 4 plots are complete and one plot is awaiting commencement but has requested and been granted self-build exemption at present.

Regarding the site at Euxton Mill, there are 8 plots in total, 4 of which currently have been given self-build exemption. This figure includes a plot which is 2 original plots combined. The remaining plots have not been started.

There are also self-build exemptions from CIL within the borough as follows:

- 1 April to 30 October 2016 – 19 exemptions
- 31 October to 30 October 2017 – 36 exemptions
- 31 October 2017 to 30 October 2018 – 33 exemptions
- 31 October 2018 to 30 October 2019 – 28 exemptions

6. How does the Council monitor Self Build and Custom Housebuilding permissions and completions – housing monitoring and CIL (self build exemption) records.
7. 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. By email
8. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register. On its website – see Web links to Q1 and Q4 above
9. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place. As above

I hope the information provided here answers your enquiry. If however, you are unhappy with the outcome, or the way in which Chorley Council has handled your request, you may wish to make an appeal. This can be done in writing to the Director of Governance, Chorley Council, Town Hall, Market Street, Chorley, PR7 1DP, or by e-mail to: foi@chorley.gov.uk clearly stating your reasons for dissatisfaction. Please quote the above reference number in all correspondence.

If your appeal is not upheld or you remain dissatisfied with our decision, you can complain to the Information Commissioner by completing their complaints form which can be found at:
<https://ico.org.uk/make-a-complaint/your-personal-information-concerns/personal-information-concerns/personal-information-concerns-report/>

The completed form may be submitted by e-mail to casework@ico.org.uk or by post to Customer Contact, Information Commissioner's Officer, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

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Yours sincerely

FOI
Chorley Council

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Gina Day

From: foi <foi@chorley.gov.uk>
Sent: 09 April 2020 11:18
To: Andy Moger
Subject: FOI/20/157 - Self Build and Custom Housebuilding Data

Dear Andy

REQUEST FOR INFORMATION UNDER THE FREEDOM OF INFORMATION ACT 2000

OUR REFERENCE: FOI/20/157

Thank you for your request under the Freedom of Information Act 2000. Please quote the above reference number in all future correspondence.

I can confirm that we have received your request for information, and that it is being dealt with under the terms of the Freedom of Information Act 2000 or if appropriate the Environmental Information Regulations 2004, which requires us to respond to your enquiry within 20 working days of its receipt. **You should therefore expect to receive a response by 04 May 2020, whilst we will use endeavours to provide a response within the statutory timeframe please note that there may be some delays due to the coronavirus (Covid-19) pandemic.**

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Information on the regulations can be obtained from the Office of Public Sector Information and accessed directly on their website:

<http://www.opsi.gov.uk>

Yours sincerely

FOI Department
Chorley Council

From: Andy Moger <Andy.Moger@tetlow-king.co.uk>
Sent: 06 April 2020 13:35
To: foi <foi@chorley.gov.uk>
Cc: James Stacey <James.Stacey@tetlow-king.co.uk>; Annie Gingell <Annie.Gingell@tetlow-king.co.uk>
Subject: Freedom of Information Request - Self Build and Custom Housebuilding Data

Dear Sir/Madam,

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

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
 - b. Base Period 2
 - c. Base Period 3

- d. Base Period 4
 - e. Base Period 5
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. 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
 6. How does the Council monitor Self Build and Custom Housebuilding permissions and completions.
 7. 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.
 8. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register.
 9. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place.

I look forward to hearing from you

Kind regards
Andy

Andy Moger BA (Hons) MA MRTPI
Associate Director
TETLOW KING PLANNING

Please read our statement on COVID-19 [here](#)



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Appendix 2

Extract from Hansard (7 May 2014)



Self-Build and Custom-Build

Share

07 May 2014

Volume 580

Motion made, and Question proposed, That this House do now adjourn.—(Gavin Barwell.)

🕒 6.22 pm

Mr Richard Bacon (South Norfolk) (Con)

It is a great pleasure to have an Adjournment debate on the importance of self-build and custom-build housing, and particularly to do so in national self-build week, so may I start by thanking you, Mr Speaker, for allowing this debate in national self-build week?

Grand Designs Live has been taking place at the ExCeL centre in the last few days and has had over 100,000 visitors, and I know that a number of Department for Communities and Local Government Ministers have attended the event, which was greatly appreciated. It was an excellent thing to support. I also want at the outset to give credit to Mr Ted Stevens for all his work in this area. He runs the National Self Build Association, NaSBA, and he has done much, against the odds, to promote this sector and help people understand that building their own property, or getting a piece of land and getting somebody to build a property for them, is possible.

My interest is as the recent founder and chairman of the new all-party group on self-build, custom-build and independent housebuilding. 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 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.”

At the moment, part of self-build’s image in this country is as running on a spectrum from the “muesli fringe” to the eccentric wealthy wives of hedge fund managers. Those elements do exist, and I say nothing against either of them. We might say that what the muesli fringe are trying to do with community-led, bottom-up solutions is reach for ways of dealing with housing problems in an environment in which they feel powerless. What I would like to do, and what I would like to see the Government do, is make it even easier for their voices to be heard. The idea of a muesli fringe at one end and hedge fund managers’ wives at the other is a caricature. Self-builders make up an important but small part of the housing market, with about one in 10 houses being built in that way.

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. A moot point, which we might deal with later, is why the big national house builders, the top 10 of which are responsible for 50,000 houses a year, do not already build houses that have extremely low 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. Of course this goes further than that because, as anyone who has watched “Grand Designs” will know, it is possible to build a house that actually makes people money—it makes an income because it is so fuel-efficient.

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.

One of the most important aspects of this debate is the idea that self-building is an eccentric or odd activity, because in fact the UK is the outlier. Nearly all the other countries in the developed world do this much better than we do. 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. 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.

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. That happens because of a collision of at least three important facts. The first fact is land—they have stopped making it. There is no land any more—there is a permanent scarcity of land, which leads to fact No. 2: the planning system. There is a plethora of rules and regulations that have been developed over many decades to deal with that scarcity. Thankfully, the Government have

slimmed down the planning regulations from an indigestible 1,300 or 1,400 pages to something that the lay person can begin to read and get their head round. That was very much overdue, and I give enormous credit to the Government for doing so.

The system still has to cope, whether there is a 52-page policy framework or whether there are hundreds and hundreds of pages. It has to deal with the intrinsic issue of the tension between competing land uses. Fact No. 3 is the nature of the stock market and our very open capital markets. I mentioned earlier that the top 10 house builders do about 50,000 houses a year; the top 25, including the next 15, do another 25,000. The top 25 are responsible for about 74,000 or 75,000 houses a year. Because they are large and publicly quoted, they have relatively easy access to the capital that they need. They buy up the land that they need to build, and sit on it, land banking it in some cases for years.

“Land banking” is something of a misnomer, because it implies that people buy the land, but they do not always do so. What they often do is buy the option to buy it. They pay a landowner a sum for the right to buy the land for a specified period in future, and by doing so they can obtain the advantages of owning the land—crucially, preventing anyone else from owning it or even trying to buy it—without the inconvenience and cost of capital outlay. That approach, from their point of view, is much more flexible.

The current system does not give large house builders an incentive to become long-term place makers and place shapers. I do not blame large, national house builders for acting as they do: they are merely acting rationally within the constraints of the system. In fact, one could say that large-scale house builders are not so much incentivised as required by the current system to take as short-term a view as possible. They have to get in, build the houses and sell them. They have to pay as small a contribution as they can get away with towards the infrastructure; then they have to get out.

What is the result? Kevin McCloud, the presenter of “Grand Designs” who spoke at a packed all-party meeting—I am pleased that DCLG Ministers attended—said:

“The consumer has been on the receiving end of a pretty poor deal. We build some of the poorest performing, most expensive and smallest homes in Europe. That’s not something to celebrate.”

It could be quite different. According to Ipsos MORI, 53% of the adult population would like to build a house at some stage in their life, and 30% would like to do so in the next 15 years. Some 14% are researching how and what to do, and whether they can finance it. More than 1 million people want to buy a site and start building in the next 12 months.

Much of that is aspirational thinking demand rather than actualised demand, if I can put it that way without getting too Hegelian. The fact is that it is very, very difficult. If someone tries, the first thing they encounter is some official at the council saying, “Have you done the archaeological survey?” They will say, “I’m sorry, I didn’t know that I needed to do an archaeological survey.” At every stage, the process is made as difficult as possible. The two key issues are the availability of land for purchase by individuals and finance. I pay tribute to Lloyds bank, which helped to sponsor the report published by the university of York a year ago. That report was entitled “Build-it-yourself? Understanding the changing landscape of the UK self-build market”. Stephen Noakes, who is a senior official at Lloyds bank and head of mortgages, came to our last meeting with DCLG Ministers.

The university of York report points out—and Mr Noakes from Lloyds bank dwelt on this—the need to create structures that de-risk the process and make it easier for financiers to come in and take a serious interest and a serious stake in this space.

The university of York report states:

“Both individual and group self-build are characterised throughout by uncertainty. In part this is due to the components of self-build being organised as a series of silos and disjunctures. Each step (land acquisition, design, planning, finance etc.) is often taken without any certainty that subsequent steps will be realised. Uncertainty brings delay and sometimes additional costs. Few steps have been taken towards forging more integrated approaches, but these could bring significant benefits in terms of greater certainty, less risk, control of costs and speed of completion.”

A variety of different mechanisms might be used for that. Off-site construction, which is now a completely different world from what it was when we spoke pejoratively of prefabs 50 years ago, is one such example. The Passivhaus that I mentioned earlier, which I visited in my constituency, had triple-glazed windows that were constructed off-site and installed as

completed units. Why is it that all house builders in this country do not as a matter of standard policy install triple-glazed windows, because it would be much better and much more energy efficient in the long term?

The Government's response so far has been quite encouraging. The announcement in the Budget, which did not get a huge amount of coverage, but which I was enormously excited by, was for £150 million to help councils to develop serviced plots. A serviced plot is what it sounds like. It is a plot where, instead of being a scruffy piece of land where people cannot see which bit they own and which bit they do not, the difficult bits have already been done. The roads and sewers have been constructed and the foul and fresh water have been connected for the housing, as have the electricity and the gas. There is a lot of experience of that on the continent. In the Netherlands, where this has been done in Almere, which is just opposite Amsterdam on the other side of the IJsselmeer, if 100 serviced plots are put on the market at the same time, people queue through the night, like they do outside Harrods before the January sale, for the chance to buy one.

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. That is why the Government's initiative to promote the development of more serviced plots, essentially to take steps towards a much more integrated approach, is so important. It is—I say advisedly—only £150 million. I would have preferred it if it had been even more, but it is not nothing. It will do a considerable amount for the self-build sector. It will make a big difference in the next couple of years. I fully expect it to be a success, particularly as the money is recyclable. The money has to be put in for the plot. Simple mathematics tell us that £150 million for 10,000 plots is £15,000 a plot, but the money is returned, and it can be used again. That is the great attraction of this approach. I hope that once it has proved successful, as I am sure that it will, the Government will take this considerably further.

What I had not appreciated when I started getting interested in this was the breadth of possibilities of self-build and custom-build. My first interest in the sector was spawned by representing a very rural constituency where many young couples simply cannot imagine how they will get on the housing ladder, let alone in the village where they grew up, have a stake in their own community, own their own house and start a family there in the way that they saw their parents do.

The multiple of average income that is required to buy an average house is now nine times, when years ago it was three or four times. The position has got a lot worse even in the past 10 years or so. One has only to look at the decline in the proportion of people who own a house to see how desperate many young people must feel and how difficult they must regard the future in terms of achieving what their parents achieved, which they might have thought that they, too, would be able to achieve.

I have begun to realise that the potential is much wider. I pay particular tribute to Stella Clarke, who runs the Community Self Build Agency in the Bristol area and who came to one of our all-party group meetings with Kevin McCloud, for finding young men from ethnic minorities, who might have been rioting five or 10 years ago, and getting them to the point where they are building a stake in their own community. This is not necessarily about everyone learning how to become a plumber or an electrician, but it is also true that this space does present enormous opportunities for the skills agenda.

Saffron housing association, in addition to doing great work locally, has launched an apprenticeship scheme for micro-businesses that find it too difficult to take on the administration of having an apprentice. It has taken 20 students from Diss high school and said to the micro-businesses, “We will handle all the paperwork for you to have an apprentice. You just take the apprentice.” The scheme has been so successful that the Minister for Skills and Enterprise who is responsible for apprenticeships has been to see it. The scheme will be repeated again this year.

I do not think for one moment that we will all learn how to become plumbers, electricians and joiners, but we should not underestimate the scheme’s potential to help people who have felt marginalised, disaffected and cut out to have a stake in society. They can physically help in the process of building their own stake in society.

Berlin has gone further and proved that this movement can be done at scale, which is why I plan to take a group of parliamentarians and others to Berlin at the end of next month. It is not simply a case of 50 units here, or 100 units there. Some 190,000 dwellings have been constructed in Berlin by self-build and custom-build groups. What is fascinating in Berlin is that the municipality—the local council or the Berlin senate—actively seeks to help. For example, a group of parents will come together and say to the local council that they want to build a block of apartments with a garden in the middle and a school. The social glue that

holds them together is the fact that their children all have some special need. The parents have a common interest in developing something that meets their children's needs. The local council will say, "How can we help you?" If it can be done there, it can be done here. In Berlin, a group of 25 women between the ages of 60 and 70 decided that they wanted to build an apartment block together. They are friends, and if one of them goes into hospital to have a hip replacement, she has 24 friends whom she knows will be there to look after her dog.

The building group model has tremendous possibilities, and the fact that this does not simply mean private individuals for private ownership is under-appreciated. I am a huge supporter of private individuals owning private property and having their own stake in society, but this model has been used successfully in the Netherlands, Berlin and elsewhere for community groups, rent and shared ownership. The possibilities are very broad indeed.

The possibilities for institutional investment are much broader than might first have been realised. If an institutional investor wants to gain exposure to the residential housing market, their option is to buy shares in one of the large national house builders. However, as Saffron housing has proved recently, it is possible even for a small to medium-sized housing association to launch a bond. Saffron recently launched a £125 million bond, which will be drawn down in stages over the next 30 years or so to finance its development programme. If there is an appetite among institutional investors for investing in that sort of vehicle, it is quite possible that if we gave those investors, who anyway have a need to invest for the long term, the opportunity to invest directly in unlocking land and infrastructure, there would be a considerable response, particularly if it were done in a way that coupled their investment horizon needs in a way that enabled place making to occur rather than simply the construction of housing units.

Share

Paul Uppal (Wolverhampton South West) (Con)

My hon. Friend is making a compelling speech. I worked in commercial property real estate for 20 years before I came to this place, and the holy grail, particularly on residential property, is to get institutional investment flowing inwards to residential developments. May I just say that that is a non-political point? It is the crucial issue if we are to get housing balanced within the UK.

Mr Bacon

I am delighted by my hon. Friend's supportive intervention. I believe that that is achievable, as there is institutional appetite and institutional demand out there. The thing that I find extraordinary about the current residential housing market, which to me proves that there is a systemic problem, is that we seem either to be almost in a state of sclerosis, with almost nothing happening and all the land on which anything might happen being optioned up to the hilt by large-scale house builders, so that individuals and small commuter groups can simply cannot get hold of it, or to be almost perpetually talking about the next housing bubble and how we need to dampen down demand.

On that point, I do not believe that the Help to Buy scheme has been a contributor to any putative housing bubble. I feared when it was launched that that would be the case, and we considered the issue in detail in the Public Accounts Committee when we took evidence from Sir Bob Kerlake as permanent secretary at the Department for Communities and Local Government. It is absolutely clear, and would be to anyone who considered the evidence, that the Help to Buy scheme has not contributed in any significant way to a housing bubble.

The housing market cannot function as it should, in a reasonably non-volatile way, if we swing between these wild extremes of inactivity and housing bubbles when the need for people to have a roof over their heads does not go away. It is a sustainable long-term need that ought to be capable of being met through institutional investment that is, after all, looking for a long-term sustainable return. I do not think that it is beyond the wit of man or woman to link those two, and there are interesting possibilities, although in this short debate I shall not have time to explore them fully.

After the Budget, I stopped an aide of the Prime Minister in the corridor to thank him for the £150 million provided in the Budget for serviced plots. When I explained that it was for self-build and the nascent but not yet legalised right to build that we want to see, his instant response was to say, "Oh, I want to do that." The number of people I have conversations with who say, "Oh, I have always wanted to do that," is why I believe the Ipsos MORI figures.

There is a difference between having an aspiration and being able to do something about it and there is such a big gap between the two because of the structure of our housing market, which does not really meet customers' needs. The Government have made an enormously important start with this £150 million. This approach could become the new normal, but the fundamental shift that we need is to start treating the building of houses as if customers mattered.

Share

🕒 6.47 pm

The Parliamentary Under-Secretary of State for Communities and Local Government (Kris Hopkins)

I congratulate my hon. Friend the Member for South Norfolk (Mr Bacon) on securing this debate and pay tribute to him for his work as chairman of the new all-party group on self-build, custom-build and independent housebuilding. I appreciated the opportunity to address the all-party group a few months ago. Let me also put on record my appreciation for the massive contribution that Ted Stevens has made to the custom-build and self-build industry, driving it forward positively.

As we have heard, my hon. Friend is very passionate about this issue and is a persuasive advocate of custom and self-build housing. He has rightly highlighted the huge potential that broad sector has to help support the need to build more houses in this country. The debate could not be better timed. As he mentioned, we are in the middle of the second national custom and self-build week, which was launched on Saturday by my right hon. Friend the Secretary of State for Communities and Local Government at Grand Designs Live. That is an initiative that my Department is delighted to support, as it draws national attention to the huge potential of this form of housing to become a mainstream housing option for any aspiring home owner in this country.

Why does this question matter to the Government and why do we support the sector? Unlike the previous Administration, who did absolutely nothing to support self-builders and custom-builders in this country, the Government are committed to and are offering strong support to this part of the sector. We face a huge challenge in building the number of homes that are needed, and we must look at all opportunities to stimulate that supply. Supporting more

self-build and custom-build housing is part of a much bigger package of housing supply initiatives the Government are introducing to get more homes built. Some 165,000 affordable houses will be completed next year to add to the housing supply. We have just closed on bids to deliver another 170,000 houses in the years to 2018. We have allocated some £1 billion to deliver 10,000 houses in the private rented sector and we have launched a prospectus to encourage councils to bid for £300 million to deliver housing across the sector.

My hon. Friend kindly mentioned the Help to Buy scheme, and I agree that it is a huge encouragement to enable people to get on the housing ladder. Some figures have been issued in the last 24 hours that are pertinent to the debate. Under the Help to Buy scheme, the average mortgage is £145,000 with an average deposit of £36,000. While it is a vital part of our offer on housing, it constitutes only 2% of transactions, and I do not believe it is fuelling a bubble.

Many people would love to own their own home. As my hon. Friend said, research by Ipsos MORI has shown that more than 1 million people want to do so in the immediate future. That strong level of interest is not surprising. Custom-build and self-build housing offers people more choice and the ability to design a home to suit their own needs, leading to greener and better designed homes. In many cases, that is more affordable than buying a home in the conventional way. A report published by Lloyds Banking Group concluded that self-builders can save between 20% and 25% on the cost of an equivalent home on the open market, a crucial saving for those who are trying to get on the housing ladder.

There are wider benefits. A strong custom-build sector helps diversity and strengthens our house building industry, bringing new opportunities for medium and small house builders. It can also speed up the supply of new homes where there is strong demand for plots. It sustains and creates new jobs and supports local economies. As my hon. Friend said, it helps young people who are going into apprenticeships and vocational jobs—an important part of the economy—which are facilitated by this type of build.

Let us be clear. The custom-build sector already makes an important contribution to our housing supply with around one in every 10 homes being built or commissioned by individuals. That is much more than many volume builders are already building. It is important to say that custom-build and self-build are already facilitating a turnover of around £4 billion per year.

There is significant growth potential in the sector. Among our European neighbours, more than half of all new homes are built and commissioned by self-builders—about 60% in Germany and more than 80% in Austria. We must do more to facilitate that, which is why we have looked at our national planning policy framework for land to ensure that councils can assess and plan for the needs of people who want to build their own homes. I encourage my hon. Friend and the all-party group to contribute to the call by Nathalie Elphicke and Keith House for evidence on how to get and utilise more local authority land for building houses.

As has been mentioned, there is a real challenge in securing finance. We have launched a £30 million custom-build homes fund to provide repayable finance for larger custom-build developments. We have given self-build groups access to some £65 million under the affordable housing guarantee programme. We are engaging with lenders to ensure that there are more self-build mortgages available in the sector.

This Government now have a strong reputation for removing red tape. Self-builders are now exempt from the community infrastructure levy, potentially saving them thousands of pounds on individual projects. We have just finished consulting on a similar policy to change section 106 charges. We have also simplified design and access statements and made it easier to change the use of buildings to housing, which the industry has welcomed.

An important aspect is making sure that we can get advice out to consumers and developers. We have worked with the custom and self-build sector to launch an online portal to provide better information for self-builders. It has received more than 35 million hits and now attracts about 20,000 new users each month. That is fantastic progress and a clear demonstration of the interest in this sector. We were delighted to be able to secure Kevin McCloud as the new industry champion. He is doing an excellent job in raising public awareness of the benefits of custom-build. We have worked closely with the National Self Build Association to facilitate a range of new guides and advice to councils, developers and consumers on self-build and custom-build housing.

We have had some successes to date. There are up to 5,000 new plots in the pipeline and many new projects coming forward across the country, with thousands more to come. Some 60 councils have brought forward land and new initiatives, including Stoke, Cherwell, Woking, Hereford, Cambridge and Newcastle. We now have 26 lenders who are interested in this sector—10 more than in 2011. We have cut red tape, as I mentioned, and put portals in

place to make sure that people have access to information. Making custom-build a mainstream housing option is very important for this Government, but we recognise that there is still a long way to go in doing so. The next step is to end the myths about this sector, and that will be a significant move forward.

In the Budget, we made some major commitments to driving this forward. I recognise and appreciate my hon. Friend's comments about the consultation that is about to take place on right to build. That proposal recognises that some councils already provide land for custom-build, in response to local demand. We want to encourage that further. We will identify a small number of councils that want to act as vanguards to test how the right-to-build model would work in practice. We have been very generous, I might say, in providing £150 million in repayable finance. As he said, there is the potential for more if we can get the traction we need. The idea that we can recycle that money is extremely important. We want to get those shovel-ready plots out there delivering 10,000 custom-build houses.

Share

Mr Bacon

My hon. Friend mentioned a couple of points that I want to test him on. The community infrastructure levy was removed from self-builders, rightly, although that creates a financial incentive for local councils to be less keen on self-build because they do not get the benefit. Does he agree that it is absolutely vital to hold the feet of local councils to the fire in fulfilling the duty that has now been placed on them to measure demand for self-build and to say what they are going to do about it?

Does the Minister also think that there is scope for encouraging enlightened national house builders with large land banks—some of which are at an advanced stage and some of which are less so—to make a proportion of that development available for self-build? If they did, they would probably sell them rapidly and that would encourage them to do more.

Share

🕒 7.00 pm

Motion lapsed (Standing Order No. 9(3)).

Motion made, and Question proposed, That this House do now adjourn.—(Gavin Barwell.)

Kris Hopkins

On councils, my hon. Friend will forgive me if I leave contemplations about the community infrastructure levy to the planning Minister, the Under-Secretary of State for Communities and Local Government, my hon. Friend the Member for Grantham and Stamford (Nick Boles). What I would say, as a former council leader myself, is that, in the majority of cases, we are building houses for people who live in those communities. Really strong leadership is about understanding demand and this particular way of responding to it. I want more councils to embrace that and we need to encourage them to do so. We need to provide leadership from this House by offering guidance through the right to build and other measures that demonstrate that there is a clear outcome for communities and the individuals who live there.

I have seen lots of evidence that the major builders are not land banking, but that does not mean that there is not huge potential, particularly for local authorities that own a vast amount of land. I encourage my hon. Friend the Member for South Norfolk to respond to the call for evidence from Elphicke and House, which I think will begin to shape the debate about this part of the housing offer, which will be facilitated by the local authorities that own that land.

I have touched on the Budget. We want to look at how we can extend the Help to Buy equity loan scheme. High-level conversations are being held about how we can facilitate that and we will make further announcements in the future. It is important to make sure that we provide support to the sector through Help to Buy and, in particular, to understand the demands of the sector. Money will be released in stages for a custom-built house, while it is usually released in one transaction for a conventional build.

I wholeheartedly agree with my hon. Friend that custom and self-build should be—and I hope will be through our efforts—a mainstream housing option in this country. Given the Government's measures and the support of my hon. Friend in challenging the myths about custom and self-build, I believe we are firmly on the path of realising that ambition. I again thank him for securing this debate and look forward to working with him and other hon. Members to help support this important sector and enable more people to realise their ambition to build their own home.

Question put and agreed to.

Ⓛ 7.03 pm

House adjourned.

Division 264

7 May 2014

That this draft Licensing Act 2003 (Mandatory Conditions) Order 2014, which was laid before this House on 9 April, be approved.

The House divided:

Ayes: 313

Noes: 205

Question accordingly agreed to.

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Appendix 3

The Self-Build and Custom Housebuilding Act (2015)





Self-build and Custom Housebuilding Act 2015

CHAPTER 17

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

£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

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]

BE 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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Appendix 4

Relevant 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 5

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^(a) 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^(b).

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.

(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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Appendix 6

Extract from Hansard (16 October 2018)



Housing and Home Ownership

Share

16 October 2018

Volume 647

[Mark Pritchard *in the Chair*]

🕒 4.00 pm

Neil O'Brien (Harborough) (Con)

I beg to move,

That this House has considered housing and home ownership.

It is a pleasure to serve under your chairmanship, Mr Pritchard. I recently published an 80-page report for the think-tank Onward. Members will be relieved to hear that I do not intend to read it out today, but I want to talk about some of the themes in it.

This is a short debate, so I want to ask the Minister just two questions. First, will he update us on his thoughts about how we can increase home ownership by rebalancing things between the private rented sector and home ownership? Building more homes is a necessary, but not sufficient, condition of reversing the decline in home ownership. Over the past decade, the private sector has built about 165,000 extra houses every year, but home ownership fell because the private rented sector has expanded by 195,000 homes every year. Multiple property ownership has been squeezing out home ownership for individuals. Private landlords are not doing anything wrong, but we have to ask ourselves as a country whether we want so much of our housing stock to flow into renting, rather than owning.

To rebalance things back towards ownership, we could do a number of things. We could introduce a capital gains tax break for those who want to sell their rented property to their existing tenants. For future rented properties, we could change the tax treatment to encourage people to put their investments into stocks, shares and businesses, rather than just into bidding up the price of housing. Rebalancing in that way could make a big difference. To give a sense of the magnitude, I should say that if we had kept the ratio of privately owned to privately rented homes the same between 2000 and 2015, 2.2 million more homes would be in ownership. That would make a huge difference—at least as big a difference as we could make by increasing the rate at which we build homes.

We know that tax can be effective. The changes brought in by the then Chancellor in 2015 saw the first substantial increase in home ownership for a decade in the following year. I hope that the Minister and his colleagues at the Treasury are thinking about ownership. If we only think about the supply side of the market in challenging the housing problem, we are effectively fighting with one hand tied behind our backs.

The second thing I would like the Minister to update us on is his and the Government's overall vision for what, where and how we build. The ultimate constraint on how much we build is public consent. If we want to build more, we need to tackle the underlying reasons why people oppose so much of what is built today. For me, there are three underlying reasons. First, too often we build in the wrong places and we lose the green spaces that people value the most. Secondly, we build without the required infrastructure. Thirdly, there are too few benefits for existing residents.

How can we solve those problems? That requires different things in different places. It means building more in the centres of our great cities—densifying them and regenerating more land. Outside our cities, it means more stand-alone, planned new communities and fewer tacked-on developments stuck on the edges of all our existing villages and towns. Everywhere, it means sharing more of the benefits of development with existing residents so that they can see those benefits.

Let me unpack that a little bit. There is lots of room in our great cities for growth. Glasgow, Newcastle, Liverpool, Middlesbrough, Sunderland, Hull and Dundee all had a smaller population in 2016 than they did in 1981. Other cities such as Manchester and Birmingham were only about 6% bigger. There is lots of room to grow in our great cities, and there are

lots of reasons to densify the centres of those cities: it is greener; it means less congestion; it means more people walk to work, which in turn is healthier; and infrastructure costs are lower. There are lots of ways to make it happen. To put ideas in the Minister's head, we could change objectively assessed need to favour inner-city development, to take into account the potential for cities to densify. We could further liberalise building upwards and amend change of use to allow empty shops to be turned into homes.

We could devolve further powers over transport beyond the mayoral combined authority areas. Mayoral authorities such as in London have powers over public transport and the buses. That means they could have denser development, because they can ensure good public transport to it. We could review sightlines in London and build upwards. We could do what the think-tank Create Streets recommends and review regulations so that we can once again build those tall, dense terraces that are so beloved by the population. We can do a lot more in our cities, but we will continue to want to build outside our cities, including in rural areas.

Share

Tulip Siddiq (Hampstead and Kilburn) (Lab)

I thank the hon. Gentleman for bringing this debate to the House. His suggestions are good. Does he think that housing provision for people with disabilities should be improved as well? At a sitting of the Select Committee of which I am a member last week, I argued that the Government should implement approved document M4(2). It sounds a bit wordy, but that is about making new homes accessible and adaptable by default. Does he agree with doing that? That measure includes provisions for a wheelchair standard for new homes.

Share

Neil O'Brien

The hon. Lady has a very interesting idea, but I am not familiar with that measure. I will have to go away and look at it.

Outside of the cities, we generally build right up to existing developments. I see that in my constituency.

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Jack Lopresti (Filton and Bradley Stoke) (Con)

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I thank my hon. Friend for giving way and bringing this crucial debate to the House. Does he agree that unless we radically reform our local planning system, we will never get the planning applications through and the houses built that we need? We need to build in huge numbers—more than the Government are proposing at the moment.

Share

Neil O'Brien

I utterly agree; I was about to make that very point. At the moment, we infill bits on the edges of every village and town. We are effectively building in the places that annoy people the most, so we do not build enough homes, as my hon. Friend said. When we do that, we cannot keep up with the infrastructure needs of these places, because it is physically impossible. Perhaps the primary school is on too small a plot or we cannot widen a road that has become a rat run because there is not enough money to meet infrastructure needs.

Previously, we did things very differently. There was the new towns programme: those new towns now house more than 2 million people very successfully. They are fast-growing places. Mrs Thatcher created docklands in London and Liverpool, and the model was roughly the same for both. A development corporation would buy land cheap at existing low values. It would assemble the land, install the infrastructure and sell on that land for uplifted values, therefore paying for itself. That model has been used successfully all over the world.

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Priti Patel (Witham) (Con)

I congratulate my hon. Friend who, as ever, is making a very persuasive case. His Onwards report is very good, and he is contributing to what I would call the battle of ideas. He mentioned Margaret Thatcher, who was at the forefront of that. The Centre for Policy Studies published a paper on “help to own” on Monday. We want to be in this space to address some of the big challenges we are facing on planning, taxation and infrastructure, but we also need to try to persuade other parts of the Government—including the Treasury and our dear colleague in the Ministry of Housing, Communities and Local Government—to address some

of the bigger issues of intergenerational fairness. A whole generation is locked out of home ownership, and we want to help them get back on the ladder so that we can become that property-owning democracy again.

Share

Neil O'Brien

My right hon. Friend makes an extremely profound and important point.

A lot of councils are now getting back into the business of building new places. They are being forced to, because if they do not want to mess up every village and town in their area, they need to build new stand-alone places. We need to ensure that they have the tools and expertise they need to make that work.

Share

Scott Mann (North Cornwall) (Con)

My hon. Friend has brought a very important debate to the House. When we build around existing settlements, we tend to have inflated land values before things have even started. Having new settlements will allow us to capture some of that value to provide some of the infrastructure. Does he agree?

Share

Neil O'Brien

My hon. Friend is absolutely right. I agree in the strongest possible terms, and will come to that point in a second.

Where there have been good new planned settlements, such as Poundbury or Nansledan, they have often been because of a visionary landowner in the area, but we cannot always rely on that. Sometimes, other good ideas have gone wrong because developers have wiggled out of their commitments or planners have failed to get control over the land. How do we make sure that we always build good new places? I would love to see Homes England become a supporting masterplanner for local authorities. I would love us to build on the housing infrastructure fund, which is a brilliant initiative. I would love more central encouragement, which is already coming from the Minister, for good vernacular design.

As ever, the other thing we need is money. That brings me to the third of the reasons why people oppose development—because there is not enough benefit for existing residents. As my hon. Friend the Member for North Cornwall (Scott Mann) mentioned, when planning permission is granted, there is typically a big increase in the value of land, but too little of that flows to existing residents. The Centre for Progressive Policy estimates only about a quarter of the value goes to the local community.

Share

Andrew Lewer (Northampton South) (Con)

My hon. Friend mentioned money. Many of the councillors in Northampton welcomed the lifting of the borrowing cap on the housing revenue account. Does he share my hope—this reflects the comments made by my right hon. Friend the Member for Witham (Priti Patel)—that that will be used for shared ownership or owned properties, as well as just for social housing?

Share

Neil O'Brien

I do. That is perhaps for the Minister to answer rather than me, but I absolutely agree that it would be a good thing to do with the extra borrowing power.

How do we capture more of the benefit for the community? We could reform section 106 and the community infrastructure levy and take off the various limits that apply. We could create transparency by creating a register of all land options so that we know what people are paying for land and we stop viability being used as an excuse not to pay for vital infrastructure. We could change the national planning policy framework so that sites do not get put through the strategic housing land availability assessment unless they can pay for their own infrastructure. We could give local authorities the fiscal firepower to assemble land and be their own developers and masterplanners. We could reform land compensation and the Land Compensation Act 1961 to reverse the changes made by unelected judges in the 1970s. A group of organisations, including Shelter, Onward and the Campaign to Protect Rural England, recently came together to call for just that.

need to see more specific

As well as more benefits for the local community generally, we also need to see more specific benefit for those most affected by development—those who are right next to it. What about offering cheap homes for sale to the neighbours of new construction sites? At the moment, there is too little other than disruption for the neighbours. In Farndon Fields in my constituency, a developer refused to route construction traffic through neighbouring fields and has instead insisted, using the viability argument, on forcing them down tiny suburban streets. My constituents now have to put up with huge HGVs going down these tiny streets where their children are playing, for several years. No wonder we oppose so much development, when it happens like that. No wonder we do not build enough homes. We have a system that seems geared to maximise opposition.

The only way to build more homes is to deal with the underlying reasons why we oppose so much development today. Those problems can be fixed, and I know our new, energetic Minister is setting about fixing them with aplomb, but we need to think radically about the way we build and start a new conversation about the balance of renting and owning.

Share

🕒 4.12 pm

The Minister for Housing (Kit Malthouse)

It is a pleasure to serve under your guiding hand, Mr Pritchard. It is a great pleasure to respond to this very important debate secured by my hon. Friend the Member for Harborough (Neil O’Brien). In his report, “Green, pleasant and affordable,” he has presented a smorgasbord—a veritable cornucopia—of radical and interesting ideas. In the time I have available, I want to go through a number of the areas that the report covers, in particular supply and home ownership.

The first issue he quite rightly raises is that of getting the most out of land. In order to increase housing supply, we understand that local authorities need to be empowered to make the most effective use of the land that is present across all our towns and cities.

In its recent report on land value capture, the Housing, Communities and Local Government Committee made several recommendations for reform of compulsory purchase compensation. Its recommendations included restricting compensation by removing hope

value from the assessment of the market value of land. The Government will publish their response to the Committee's report shortly. As I explained when I gave evidence to the Committee, we have very recently introduced wide-ranging reforms to make the compulsory purchase process clearer, fairer and faster for all. That includes changes to the Land Compensation Act 1961. We are keen to let those important reforms bed in. The revised national planning policy framework, to which my hon. Friend referred, encourages local authorities to make more proactive use of their extensive land assembly powers. We will keep the operation of the system under review.

We also recognise that the availability of sustainable infrastructure is important to support new housing. That is why we have introduced changes to the NPPF that will ensure that developers know what contributions they are expected to make towards affordable housing and essential infrastructure, that local communities are clear about the infrastructure and affordable housing, and that local authorities can hold them to account. The revised NPPF requires local authorities to set clearer policy requirements for infrastructure and affordable housing through plans, informed by more transparent viability assessments. It will also support local authorities to ensure that development meets the policy requirements set out in the local plan.

Fundamentally, what we are trying to do in the NPPF is to give clarity up front to developers and local communities about what will be expected, which will allow them to factor that into land value over time. My hon. Friend quite rightly expressed dissatisfaction with the amount of value that is captured from land. He is correct that often in a viability assessment, it is the community infrastructure component—the section 106 component—that gets squeezed. That is largely because the negotiation takes place after planning permission has been granted. We are trying to give more clarity up front through the planning system, so that developers know what the requirements are going to be, whether that is infrastructure or affordable housing, and can factor that into the value that they pay for the land, so that fundamentally it is the land value that will get squeezed.

We have consulted on further reforms to developer contributions, including removing existing restrictions in certain circumstances that prevent local planning authorities pooling more than five section 106 planning obligations towards a single piece of infrastructure. We will be responding to that consultation in the near future as well.

Local authorities are also able to use the community infrastructure levy to help fund the supporting infrastructure that is needed to address the cumulative impact of development. Where authorities have introduced CIL, 15% is specifically allocated to meet local priorities, and that is increased to 25% in areas with a neighbourhood plan in place. In an area that has a parish council, the money is passed directly to it. That neighbourhood allocation from CIL gives communities real power in deciding and delivering their infrastructure priorities for their area and will hopefully encourage the spread of neighbourhood planning.

In his report, my hon. Friend also considered the creation of new communities. We believe strongly that the creation of new garden communities can play a vital role in helping to meet this country’s housing need well into the future. Our current programme supports 23 locally-led garden communities that have the potential to deliver more than 200,000 homes by 2050. They range in size from 1,500 to more than 40,000 new homes in one place. We have just launched a new garden communities prospectus, inviting ambitious proposals for new garden communities at scale. This is not just about getting the numbers up; it is about building quality, innovative places that people are happy to call home.

Share

Priti Patel

The Minister has lit the blue touch paper in mentioning garden communities. He will know from my correspondence with his Department that one of those garden community proposals covers my constituency, and the Braintree district and Colchester borough. Can he provide any clarity on the conditional requirements that the Department is putting in place for the development of those schemes—where public funds are being used—to support the concept of garden communities?

Share

Kit Malthouse

The primary requirement we have for garden communities is that they have strong local support and are supported by local democratically elected politicians. We would, for example, not countenance a proposal for a garden community that came forward against the wishes of the local authority or local authorities concerned. My right hon. Friend may have noticed—this points to an issue that my hon. Friend the Member for Harborough raised

about capacity and capability—that we recently changed the regulations so that we can have locally-led development corporations. They are brought together and approved by the Secretary of State, but under local initiatives and with local control, to try to deliver some of those communities more effectively. Local control, consent and engagement are key, in terms of both acceptability and development.

Another issue that has been raised is increasing density, which we believe is also important. We need to make sure that we make the most effective use of underutilised land. That is a crucial part of our focus. Higher density development and the development of brownfield land can play a significant role in increasing housing supply in urban locations, especially in areas that are well served by public transport and in town and city centre locations. The revised NPPF requires local planning authorities to be more proactive in identifying opportunities to make more effective use of land. That includes planning for higher densities in locations that are well served by public transport, and reallocating underutilised land to serve local development needs better.

I disagree slightly with my hon. Friend the Member for Harborough about the requirement to build towers to achieve density. In central London—a place that I know very well, having served there as a London Assembly member and councillor—some of the densest areas are in fact some of the most desirable, and they are low-rise. It is probably still the case that the densest part of central London is Cadogan Square. Towers do not necessarily deliver density, and they can often be intrusive. Our framework goes further by stating that local authorities should support the use of airspace above existing residential and commercial buildings to provide new homes, as my hon. Friend said. We recognise that there is more to be done, and that is why we have just announced that we will publish proposals for a national permitted development right to permit people to build upwards on existing buildings rather than just to build out.

Important in all of this is the need to diversify the market. We believe that to increase our housing supply we have to be innovative and boost the development sector to allow both large and small builders to flourish and to build the homes that our communities need. The Government fully recognise the important role that small and medium-sized house builders play in delivering much-needed housing in this country, and we are committed to ensuring that this support is in the right place. We have already put in place a number of initiatives to

help SME house builders to grow and develop, including the home building fund, the housing growth fund and the housing delivery fund, as well as proposals to make it easier for SMEs to identify land.

We believe that that is a critical way to encourage innovation. The market has agglomerated into a small number of large players, which are perhaps not as innovative as they could be. If we can create a more vigorous market of people competing to build houses and competing for our custom, they are likely to be much more innovative in their method, supply and typography of housing, and they may well cater to different parts of the market and look at sites that larger builders might not.

Share

Scott Mann

My hon. Friend is doing a cracking job, especially with his “more, better, faster” campaign on housing delivery. My point is about self-build—he has not mentioned it specifically, but I know that it is part of the Government’s strategy on delivery. Does he agree 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?

Share

Kit Malthouse

I wholeheartedly agree on self-build, which I am very keen to encourage. Something like three out of every 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 Graven Hill just outside Bicester, which is the largest self-build site in Europe and which will deliver about 1,400 self-build homes. It is quite something to see—an amazing array of different houses. There is a house that looks 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.

Finally, one of the big issues—

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Eddie Hughes (Walsall North) (Con)

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Will my hon. Friend give way?

Share

Kit Malthouse

Yes, I will give way.

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Eddie Hughes

I was scared by my hon. Friend's use of the word "finally" and thought that I might not have the opportunity to intervene before he finished. As an accidental landlord myself—I need to refer to my declaration of interest—I was intrigued by the report on a proposed "Help to Own" scheme published by the Centre for Policy Studies on Monday. I understand that the Minister has been sent a copy. The idea that landlords might be able to sell a property to a sitting tenant, and that there would be a capital gains tax break for both parties, seemed innovative and interesting. Does he have any thoughts on that?

Share

Kit Malthouse

By sheer coincidence, on my accession to the chrysanthemum throne in housing, I raised a similar possibility, should we look at some way of transferring from landlord to tenant in the future. Those issues of tax, stamp duty and ownership are way above my pay grade, but I have no doubt that the report will have winged its way to the Treasury, where our colleagues will be considering its efficacy. I can see why it might be attractive from a landlord transfer to ownership point of view, although we would have to study its fiscal effects to see what the cost might be.

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Priti Patel

Will my hon. Friend give way?

Share

I will make a bit of progress. I want to address the issue of home ownership, because it is fundamental to the report and it is, as my hon. Friend the Member for Harborough quite rightly said, one of the most important challenges of our time. As he mentioned, we must find ways to improve home ownership. Rising demand for housing has increased prices and in many cases pushed down home ownership. The Government believe that people should be free to purchase a second home or invest in a buy-to-let property. However, we are aware that that can make it difficult for other people, particularly first-time buyers, to get on the property ladder. That is why in April 2016 the Government introduced higher rates of stamp duty land tax on purchases of additional properties.

Since the council tax empty homes premium was introduced in April 2013, the number of long-term empty residential properties has fallen. When it is in force, the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Bill will allow councils to go further, increasing the premium by up to 300% in some cases. That will allow authorities to encourage better use of the existing housing stock in their area. As the Prime Minister announced, the Government are also taking action on non-resident purchases of residential property, which can make it more difficult for UK residents to purchase a home of their own. The Government will publish a consultation on introducing an increased stamp duty land tax charge on non-residents buying property in England and Northern Ireland. More details will be brought forward through that consultation in due course, following the normal tax policy-making process set out by the Government—the legislation will be in a future Finance Bill.

We must also support our younger generation, who find it increasingly hard to get on to the property ladder. We are supporting people's aspirations to buy through a range of initiatives, including Help to Buy, right to buy, greater funding for shared ownership, and rent to buy. Since the spring of 2010, Government-backed schemes have helped more than 481,000 households to buy a home. Younger people are also helped directly by our investment in affordable housing. The Government are investing more than £9 billion in the affordable homes programme to deliver a wide of affordable homes, including shared ownership homes, by 2022. Since 2010, we have delivered more than 60,000 shared ownership

properties, helping people to take their first steps into home ownership. Our recent Green Paper, “A new deal for social housing”, announced that we would be exploring innovative, affordable home ownership models to support those who are struggling to raise a deposit.

The Prime Minister has made it clear that this should be a country that works for everyone. That means building more of the right homes in the right places and ensuring that the housing market works for all parts of our community. It is this Government’s mission to reverse the decline in home ownership and to revive the dream of Britain as a property-owning democracy. We must revive that dream for ordinary people—for those striving on low and middle incomes, who find the first rung of the housing ladder beyond their reach. The Government are committed to tackling this challenge to make the housing market work. By the mid-2020s, we aim to have increased house building to an average of 300,000 net new homes a year.

On planning permissions, which my hon. Friend the Member for Filton and Bradley Stoke (Jack Lopresti) mentioned, we are now granting more than 350,000 permissions a year against a building target of 300,000 houses. That is another challenge that I face. In the time that I have in this job, I am always open to ideas. I certainly welcome the radical thinking that my hon. Friend the Member for Harborough and his collaborators on the paper have injected into the debate. I will be studying the paper in some detail and I hope to weave some of his thinking into our policies in the future.

Question put and agreed to.

Share

Ⓛ 4.28 pm

Sitting suspended.

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Appendix 7

Extract from Hansard (28 March 2019)



Housing

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28 March 2019

Volume 657

Motion made, and Question proposed, That this House do now adjourn.—(Mike Freer.)

🕒 6.13 pm

Mr Richard Bacon (South Norfolk) (Con)

I am sorry to see Members leaving the Chamber, because we are about to discuss the Government's top domestic priority, which is of far more concern to many people up and down the country than our endless talk of Brexit. I have entitled this debate "Housing" because I did not want to be confined to any specific part of the housing debate and wanted to give the Minister the opportunity to address any question within the housing space.

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. In many other areas of life, it is true that supply generally does rise to meet demand. In what I would call orthodox, rather than classical, economics, if someone is making what economists call supernormal profits—profits that are in excess of what one might expect—two factors generally combine to bring those profits down to normal levels. One factor is that other actors in the marketplace will see the opportunity of those high profits and will move in. In other words, new suppliers will move in, with competition, increasing choice for consumers and driving down the profit margins. But that is not the situation that we have in the United Kingdom. In fact, over the last 30 years, the situation has steadily become the reverse of that. We effectively have permanent supernormal profits.

Some 30 years ago, in 1988, 66% of houses in this country—a large fraction of the total—were built by SME builders, which were represented by excellent organisations such as the Federation of Master Builders. The situation now is that less than 20%—perhaps 15% or 17%—of houses are built by SME builders, with all kinds of extra problems that make it more difficult for them to engage. Now a very small number of very large companies build most of the houses; for the most part, they are the members of the Home Builders Federation.

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, whereby houses are manufactured offsite—perhaps a better way of putting it is “high-tech offsite construction”—and then delivered to a site where they are constructed. The figure of 67%—the two thirds of people who do not want to, or would prefer not to, buy the product of the volume house builders—comes from the volume house builders themselves. Their own research tells us that most people do not want to buy their product. Now, in a vaguely competitive ecosystem where there was choice for consumers, that would be corrected by new suppliers coming in and providing something that consumers did want.

Let me be very clear that the numbers themselves suggest that between a third and a quarter of consumers do want to buy the product of volume house builders. If they wish to do so, they should be free to do so, as long as those products are built to the right standards in terms of health and safety and building regulations. I have no issue with that at all. It is true that, over the last 30 to 40 years, houses have got smaller and more expensive than they were in the not-that-distant past. However, if people wish to buy the product of a volume house builder, they should certainly be free to do so, as long as those volume house builders operate within the law; I do not object to that at all. But fundamentally, the two things required for this ecosystem to function are low barriers to entry and consumer choice, and those are the two things that are fundamentally absent.

We all know what the consequence is. I have tested this with nine-year-olds in primary schools in my constituency. I say, “What happens to the price of something if there is not enough of it?”, and every hand goes up and they say, “It goes up.” Then, just to make the point really clearly, I say, “And what happens to the price of something if there is too much of it?”, and every hand goes up and they say, “It goes down.” It is not difficult to understand—it is intuitive to the point where a nine-year-old can grasp it. That is what has happened to the housing market, if one can call it a market, in the UK. I suppose that an economist might say that of course it is a market, but a very oligopolistic one—in other words, something approaching, but not quite, a monopoly.

That means that the suppliers making supernormal profits can keep on doing this for a very long time without let or hindrance. At the same time, the average price of an average dwelling has gone from three and half to four times income a generation ago to about eight times income now. That depends on where one is in the country, of course. For South Norfolk, the last figures I saw from the National Housing Federation—admittedly slightly out of date now, but they will not have changed that much—were about 8.2 times average income. The same numbers suggested 8.2 times average income in Harlow in Essex, 13 times average income in Hertfordshire, and 17 times average income in Oxford—and in some of the really hot boroughs in London, it was completely off the charts. Even in the poorer parts of the country where incomes are lower and properties are less desirable, it is now five and half to six times average income in many cases.

I pumped my parliamentary salary into one of the websites just to see what a lender would lend, and I was quite horrified that the first number that came out was five and half times income. That would not have been possible a generation ago. We have had more money chasing roughly the same amount of houses, and, not surprisingly, the price has gone up. That has a number of consequences.

Share

Anna McMorris (Cardiff North) (Lab)

Does the hon. Gentleman agree that house builders need to be looking at the cost of living in a property over the time that residents would own that property and meeting carbon reduction or zero-carbon targets, so that when the house is sold the cost of living in that house has changed?

Share

Mr Bacon

Yes, I do, although if one went on a sales course, one would be told “Benefits, not features.” One does not explain that a vacuum cleaner does 3,000 revolutions per minute rather than 1,500, as nobody cares—one explains that it cleans one’s house better. In the same light, I would not bang on about carbon, making people feel kind of morally inferior—I would explain that one could have the choice of having a house that would cost nothing to heat, and ask why anyone would want one that cost a lot to heat.

I had this out very specifically at the Policy Exchange think-tank with the land use and planning director of Barratt. I asked about what it did for its customers in this regard. I said, “Is it really true that you have a conversation with your customers in which you say, ‘Now madam, we’ve got a variety of houses available for you, this one over here that will cost you roughly £1,400 a year for heat and hot water, and this one over here that is insulated to, or nearly at, passive house standards that will cost you almost nothing to heat—perhaps, with mechanical ventilation with heat recovery, £80 or £150 a year. Which one would madam prefer?’ Do you really offer them that choice?” Of course, he turned his back on me and stomped off rather than answer the question.

Share

Anna McMorrin

Does the hon. Gentleman agree, though, that we need to change our building regulations in England, and also in Wales, where this is devolved, to make sure that housing is built to low-carbon or zero-carbon standards to ensure that this happens across the board? We have house builders that are really taking advantage by putting up houses that come at a ridiculous cost to our climate.

Share

Mr Bacon

Yes. I do not want to be building houses that we will be knocking down in 30 or 40 years' time because they are so dreadful. That is utterly pointless. The hon. Lady mentioned building regulations. At the Local Authority Building Control conference, where I gave an address, I needed only to say the word "Persimmon" and people fell around laughing as if I was as funny as Tommy Cooper—perhaps there are people who think I am—because it is a byword for poor practice in the building industry.

I have heard the chief executives of volume house builders criticise Persimmon for its bad practice. We all know what happened to the sainted Jeff Fairburn. Because of his compensation scheme, he was being paid—I will say this slowly—£130 million in emoluments by the shareholders of Persimmon. So egregious a scandal was it that he got so sick of being followed round by someone from the BBC with a microphone asking him to justify it that he eventually resigned, which was a red letter day for many of us who are campaigning for higher quality. In a competitive environment where the company could not afford to pay one chief executive that much money, that money should have been going into larger spaces, better quality material and better thermal performance. There is a huge distortion.

Share

Jim Shannon (Strangford) (DUP)

I congratulate the hon. Gentleman on securing the debate. He and I have discussed on a number of occasions how houses should be built in the future. Modern house building should ensure better air quality, better insulation, better heating, better windows and better doors.

It is also about the location—for example, the green areas around the house and access to shops. A house has to be a home. I declare an interest, as chair of the all-party parliamentary group for healthy homes and buildings. I know that the Minister and the hon. Gentleman have read the APPG's report and are aware of its recommendations. Does he feel that those are a way forward for housing?

Share

Mr Bacon

I do, and I am grateful to the hon. Gentleman for reminding me of that. There is a lot of evidence that if people live in better, more spacious, healthier homes, there are lower costs for the NHS and lower sickness rates; it is better for employees and employers. There are lots of other ancillary benefits of having better homes, as well as their being good in themselves.

I am keeping a close eye on the clock, Madam Deputy Speaker. I planned to start with a preamble, which I seem to be doing without too much trouble, and then get into the specifics of what I want to say to the Minister about the Right to Build Task Force, but I will say one or two more things before I do that.

The situation we face is one in which an entire generation have basically given up on the chance of either owning a property or even being able to afford to rent one. In general, and especially in the big cities like London, Birmingham and Manchester, people spend an absurd proportion of their income on rent. When it is costing people over 50% of their net monthly salary to rent a ghastly little bedsit where the mattress is hanging over the sink—I do not exaggerate; I saw such an example on a Channel 4 documentary a while ago—we obviously have a big problem.

I was at a dinner at the London School of Economics where a professor was talking about a graduate student of his who was about to start working in the Bank of England on a not inconsiderable salary, but he was going to be living at home with his mum. The chap from KPMG around the table said, “Well, that’s nothing. We start our graduates on £45,000, and they can’t afford to buy anywhere.” Then the chap from BlackRock said, “Well, that’s nothing. We start our graduates on £75,000, and they can’t afford to buy anywhere, certainly not within a decent distance of our office.” It has got completely out of sync, and the Government have to fix it.

There is, of course, a political problem for our own party. I will address that later, but it is perfectly obvious that if people cannot get somewhere to live at a price they can afford, they will not vote for a party that cannot provide that for them. We need a fundamental change. We have dug ourselves a big hole over the last 20 to 25 years, and it will take us 20 to 25 years to dig ourselves out of it. If we are not careful, we will be in the same position in 20 to 25 years, only worse, unless we have the right policy proposals for fixing it. That is what I want to come to.

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, broadband 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.

Share

Alex Chalk (Cheltenham) (Con)

In Cheltenham, the overwhelming majority of the house building taking place in the town centre is for retirement apartments. Does my hon. Friend agree that if we want to maintain the culture, vitality and vibrancy, we have to ensure that young people can afford to live there as well? Will he join me in congratulating the Government on providing, through the home improvement fund, millions of pounds for a Portland Place development in Cheltenham that subsidises marginal viability schemes, to ensure that young people can truly live in the town centre and contribute to its vibrancy?

Share

Mr Bacon

Yes, I do, although I could easily get into a long discussion about viability that would consume the rest of this debate, which I cannot do. There are big problems with the whole concept of the way in which we calculate viability. However, I congratulate the Government on helping Cheltenham bring forward what sounds like a very important scheme.

The Right to Build Task Force has been going for two years. We have scraped together £300,000, courtesy of the Nationwide building society's charitable foundation, the Nationwide Foundation. 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.”

An exegesis of that would basically cover most of what I want to say.

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.

As the Minister would expect, I have a small number of specific asks. The first is that we should have more Government support for the taskforce. We have already had some. I persuaded my right hon. Friend the Member for Bromsgrove (Sajid Javid), when he was the Housing Secretary, to lend us a civil servant—a qualified planner and career civil servant. He would prefer me not to mention his name, but I will because we are so indebted to him. His name is Mario Wolf, and he directs the work of the taskforce. We are very grateful for the loan of Mario Wolf from the Ministry of Housing, Communities and Local Government. He has done an enormous amount with very little in the way of resources. I mentioned some of the work earlier.

It is of course true that if we had more Government support, we could do more. The Help to Buy programme, which I will come on to in a moment, has so far spent £10.6 billion, and plans to have spent £22 billion by 2021. In other words, 35,000 times more is spent on subsidising demand than on a scheme to subsidise supply, albeit indirectly by helping to facilitate and increase choice for consumers—except, of course, that the Government are not actually paying for it; Nationwide building society is paying for it. I hope to have a discussion about that with the Minister at some point, because we are of course implementing Government policy. If hon. Members read the housing White Paper, they can see that we are implementing Government policy. If they read the Homes England strategy, it is very clear that the strategy calls for diversification of housing.

The second thing I would like the Minister to consider is a review of the planning guidance on custom and self-build housing—the guidance that supports the revised national planning policy framework—because at the moment it is outdated. Three things need urgent attention. On land allocation, many councils do not even know if they are allowed to allocate land specifically for custom and self-build housing, even though they are, and councils such as Bristol City Council are already doing so.

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.

There is also the issue of viability. For as long as one has viability assessments, the Government need to look carefully at how they should work in relation to custom and self-build; they will not necessarily be the same as for market housing. I would be grateful if the Minister engaged with the taskforce on updating the guidance generally, so that it is more fit for purpose.

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.

We are spending a significant amount of public money on housing, but at the moment I am not convinced that we are not simply making the problem worse. Help to Buy will have spent £22 billion by 2021 on helping 360,000 households. If we divide one figure by the other, we get £61,111—that is per household. We should be spending that better. At the moment, we are propping up an oligopoly that performs well financially for itself, with some horrible results, while making itself unpopular with consumers who cannot afford its products.

Share

Matt Western (Warwick and Leamington) (Lab)

rose—

Share

Mr Bacon

I am sorry, but I will not give way—only because of the lack of time; I need to leave the Minister a couple of seconds.

What did Adam Smith say?

“People of the same trade seldom meet together, even for merriment and diversion, but the conversation ends in a conspiracy against the public, or in some contrivance to raise prices.”

The aim of public expenditure on housing should be to lower barriers to entry and increase choice, so that people can have the houses they want. If we get this right, we can engender a revolution in this country in how housing is done. If we get it wrong, we will pay a high price at the ballot box: almost nobody between the ages of 20 and 40 can easily, at a price a normal person can afford, dream of having their own place, even though 86% of people in this country want to. We need to design and redesign a system that allows them, and everyone else, to achieve their aspirations.

Share

🕒 6.37 pm

The Minister for Housing (Kit Malthouse)

That was a remarkable example of a combination of encyclopaedic knowledge and conviction about what my hon. Friend rightly says should be not only the Government’s top domestic priority but the entire country’s primary moral mission: to build the homes that the next generation need and which are currently denied to them.

It is unusual for me to hear strains of my own speeches read back to me. I know that my hon. Friend has not been to listen to many of my speeches, but what he said resonates strongly with me: many of the themes he laid out in his preamble and diagnosis I am myself going around the country promoting—not least the dysfunctionality of the house building market. The one element that he omitted, but that I am sure he is aware of, is that the situation is not helped by the fact that in the crash of 2007-08, 50% of all small house builders were wiped out—removed from the market—having produced, as my hon. Friend said, more than half of all new homes. That proportion has now dropped to about a third, I think.

Both in coalition and since, the Government have done their best to try to push output up from a low of 124,000 in 2012 to 222,000 last year. The forward indicators for next year are looking pretty good as well.

Share

Anna McMorris

Why did the Government scrap the requirement for homes to be carbon neutral, when that would go a long way towards helping with living costs and budgets, as well as meeting climate targets?

Share

Kit Malthouse

I totally acknowledge the role that high environmental standards have to play in a sense of social justice about housing. I went to a factory run by Accord Housing, which produces 1,000 modular homes a year. So good are the environmental standards in those homes that they have lower arrears because people can afford to heat them. That is definitely something on which I want to focus.

I want to address some of the questions that my hon. Friend raised. He is right that we need to do something about the way in which the house building market functions at the moment, and my job is to wander around being disruptive, supporting new entrants and players to create the competitive landscape that he is looking for—competing on quality and type; being disruptive on technology and encouraging modern methods of construction, including off-site manufacture and new techniques, so that new entrants find it easier to overcome the barriers to entry that he mentioned; and being disruptive on finance.

My hon. Friend is a little negative about Help to Buy, but I ask him to take care. Many tens of thousands of young people have accessed homes for the first time when the market was denied to them before, because of a Government-backed effective bank of mum and dad. While there will be assessments of that scheme, there is no indication at the moment that it has pushed up prices.

Share

Mr Bacon

Of course people who are given cash will be grateful, but if there is a subsidy for demand rather than supply, we will not fundamentally solve the problem. Would it not be a good idea to wean people off Help to Buy and towards Help to Build, so that we subsidised supply? If we subsidise something we get more of it, and what we need more of is supply.

Share

Kit Malthouse

My hon. Friend is right. It is possible—although I know it is strange—for Government to do two things at the same time. Help to Buy affects a very small percentage of housing transactions—about 4%—and the indications are that it has not had a particular impact on prices. We continue to review the policy in the light of its success—some 160,000 people have now accessed homes who otherwise would not have done so.

In the last minute or so I want to return to my hon. Friend's questions. He asked five specific questions. First, will we look at a review for the taskforce? Given that we are going into a spending round, with what may be small amounts of money in the scale of the spending that I have available, I would be more than happy to do so. I am of course also more than happy to look at planning guidance review and particularly land allocation. In particular, we could perhaps think about communicating more widely to local authorities. I would be happy to help him by sponsoring some kind of event to promote the idea and to help local authorities to learn.

On viability, when I was on the Treasury Committee we did a housing inquiry in which I posed the question to Kate Barker and David Orr whether we should do away with the viability test as part of the planning system, and both of them thought that that was a good idea. In the meantime we have standardised the viability test to see where we get to.

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.

Finally I would be more than happy to join my hon. Friend in raising consumer awareness, and I congratulate him on what was a tour de force on his knowledge of housing policy.

Question put and agreed to.

Ⓛ 6.43 pm

House adjourned.

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Appendix 8

Extract from Hansard (5 September 2019)



British House Building Industry

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05 September 2019

Volume 664

🕒 3.45 pm

Siobhain McDonagh (Mitcham and Morden) (Lab)

I beg to move,

That this House notes with concern the ongoing shortage of housing and the housing crisis across England; further notes with concern the number of families in temporary accommodation and the number of people rough sleeping; acknowledges that there are over one million households on housing waiting lists; recognises the Government's target to build 300,000 new homes each year; acknowledges that this target has been missed in each year that the Government has been in office and that the number of homes constructed by housebuilding companies that are deemed affordable is insufficient; notes the pay ratios between executives and employees in FTSE 350 housebuilding companies; and calls on the Government to tackle the housing crisis as an urgent priority.

I thank the Backbench Business Committee for granting time for today's debate, and all the Members who will participate. It is amazing to see so many Members here, given the week we have had. At the request of Madam Deputy Speaker, I have stripped quite a lot from this speech because so many people want to speak—I will do my best. I want to give credit to the High Pay Centre and the best possible exposition of its amazing research for this debate on the state of the house building industry.

No Member of this House, whatever their party, can but be fully aware of the crisis in housing and homelessness in all our constituencies. I will open the debate by looking at the scale of the current housing crisis, by considering the record of the FTSE 350 house building companies and their contribution to solving this crisis and finally, and most amazingly, by analysing the utter pay inequality that is rife across the British house building industry.

On streets across our country and on the very doorstep of Parliament, British citizens who simply cannot afford a place to call home are sleeping rough. For the general public they are the visual representation of our homelessness crisis. As highlighted by the Children’s Commissioner last month, homelessness is far more common in 21st-century Britain.

Not a single week goes by without a normal, hard-working family in my constituency being evicted from their privately rented property and sent to temporary accommodation miles away from family, their schools and their jobs. They join over 83,700 households across our country, including 124,000 children, who are living in temporary accommodation.

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Joan Ryan (Enfield North) (IGC)

May I add to the picture the hon. Lady is painting by telling her that Enfield has significant problems on housing and homelessness? We have the capital’s highest eviction rate and the second highest number of residents in temporary accommodation, and homelessness has rocketed by 250% since 2011. Does she agree—from what she is saying, I think she clearly does—that the Government’s policy is not only hurting the housing market but causing a huge set of social problems, too?

Share

Siobhain McDonagh

The social and financial cost of homelessness far exceeds what we spend on temporary accommodation, which was £1 billion of taxpayers’ money last year—every £1 of it badly spent. Some 6,980 families in my constituency are trapped in bed and breakfast accommodation, having been there longer than the six-week legal limit, including 810 children. Others are stuck in hostels far away from their schools, families and friends.

Some of my constituents are housed, at least temporarily, in Connect House, a warehouse next to the busiest south London industrial estate. For anybody who wants to see what Connect House looks like, please have a look at the video on my Twitter account.

I am just crawling through my speech, because I see more and more people here.

Other families who have come to see me are on the ever-expanding waiting list, with 1.2 million families across our country now waiting for a place to call home—1.2 million. Just 6,464 new social homes were built in 2017-18, the second lowest number on record. At that rate, it could take 172 years to give a socially rented home to everyone on the current waiting list. That is utterly appalling when we compare those figures with the 150,000 social homes delivered each year in the mid-1960s or the 203,000 council homes that the Government delivered in 1953. It has been done before and we all know that we can do it again.

In Merton, where my constituency is based, 10,000 families are on the housing waiting list, with lettings for just 2.5% of them in 2018-19. What hope can I give the other 97.5% that they will ever find a place to go? I would like to provide statistics on home ownership but, again, I will move on to some of the other data in my speech.

The statistics and the stories that I have detailed this afternoon should provide thoroughly fertile ground for the British house building industry to get on and build, but its record does not match the potential. Here is the reality: our country's housing target is 300,000 new homes a year—a figure that has not been reached, as we have already identified, since 1969, when councils and housing associations were building new homes. England is now on course for the worst decade for house building since the second world war.

I would like to look specifically at the performance of the leading house building companies in our country. To the best of my understanding, the figures are all correct as of June. In the last financial year, just 86,685 homes were completed by the 10 FTSE 350 house building companies, despite an extraordinary collective pre-tax profit of more than £5.37 billion. That is a mind-boggling figure, which is better understood when broken down.

Let us start with the four FTSE 100 housing companies: Barratt, Persimmon, Taylor Wimpey and Berkeley. In the most recent financial year, Barratt completed just 17,579 homes—slightly more than Persimmon, which finished 16,449 homes, with profits of £1.1 billion, of which half was down to public subsidy through the Government's Help to Buy scheme. Taylor

Wimpey came third with 15,275 homes completed but, in fourth place, despite an astonishing pre-tax profit of £934.9 million, is Berkeley homes, which completed a pitiful 3,894 homes. Together, those four companies collected a pre-tax profit of an unimaginable £3.68 billion, despite completing just 53,198 homes—less than 18% of the Government's house building target.

What went wrong? Did they perhaps just not have the land to build the houses? Those four companies are sitting on a land bank of more than 300,000 plots between them. If we add in the rest of the FTSE 350 house building companies—Bellway, Bovis, Countryside, Crest Nicholson, Galliford and Redrow—the collective land bank is a staggering 470,068 plots, yet they completed 86,685 homes between them.

Share

Jack Lopresti (Filton and Bradley Stoke) (Con)

I congratulate the hon. Lady on her excellent speech, with which I broadly agree. Does she agree that while, from a moral point of view, we obviously need to build more houses in the public and private sectors, we also need to radically reform the planning system, which takes far too long and is a big roadblock to getting the homes we need for people?

Share

Siobhain McDonagh

I absolutely agree with the hon. Gentleman and would love an opportunity to have a debate about planning law, building on the green belt and other matters. I could speak at great length about them but I will not because I want to allow other people to get in.

I would like Members to focus their attention on pay. Some of the figures are staggering. Let me be clear: I am new Labour to the core. I have no problem with successful businesspeople earning a lot of money, but what happens in this sector goes beyond earning a fair day's money. I was furious to see that, almost exclusively on the back of the British taxpayer through Help to Buy, Persimmon awarded its former chief executive Jeff Fairburn a staggering £75 million bonus, despite an appalling record of utterly substandard homes. How can that be right or fair?

Share

Justin Madders (Ellesmere Port and Neston) (Lab)

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That is a truly staggering pay packet. Does my hon. Friend agree that, given that Persimmon has recently given back the freeholds in Cardiff that it mis-sold to a number of homeowners, it should do that for everyone to whom it has mis-sold in the whole country?

Share

Siobhain McDonagh

I completely agree with my hon. Friend and congratulate him on all the work he has been doing. Without the attention he has given the issue, much would not have happened.

Let us be clear: the money does not flow through the companies. Thanks to excellent new research from the High Pay Centre, I can reveal the quite extraordinary pay packets of the 10 FTSE 350 house building companies. In the heart of our country's housing crisis, the four FTSE 100 house building companies spent an eye-watering £53.2 million on their CEO pay. David Thomas at Barratt earned £2.811 million; Peter Redfern of Taylor Wimpey earned £3.152 million; Tony Pidgley at Berkeley reached £8.256 million; and Mr Fairburn, formerly of Persimmon, got a whopping £38.9 million.

Share

Bob Stewart (Beckenham) (Con)

The hon. Lady is making a great speech and I totally endorse everything she has said. I am really worried as to what the heck the shareholders are doing. Do they not question this when they have their annual general meeting? They are meant to bring the companies to account on such matters.

Share

Siobhain McDonagh

Actually, the shareholders are doing quite well as well, because they are getting quite a lot of money on the back of Help to Buy. That could be the subject of another debate.

I have no doubt that those four men work hard and have a grasp and understanding of their industry that few others could provide, but surely high pay is supposed to be about high productivity and high quality of product. It seems to me that the more substandard the properties they build and the lower their rate of productivity, the more they get paid. There seems to be no consequence for poor performance. We are in a housing crisis—is it really appropriate to provide such preposterous pay packets, considering the house building record I have described?

Share

Mr Richard Bacon (South Norfolk) (Con)

I agree with almost everything that the hon. Lady has said, but I ought to point out—I declare an interest, because as part of an Industry and Parliament Trust fellowship I spent a day at Berkeley—that the main shareholder of Berkeley is Tony Pidgley, who started that business himself. He left school at 15, unable to read and write, and he has employed thousands of people, created a great deal of wealth for this country and paid a huge amount of tax. Moreover, he would deny—and he would be right to do so, unlike some of the others the hon. Lady rightly mentioned—that Berkeley produces poor quality. It does not; it produces extremely good quality. Berkeley refuses to be a member of the Home Builders Federation because it does not consider itself a volume house builder.

Share

Siobhain McDonagh

I certainly agree with the hon. Gentleman in part. I have had the honour of meeting Mr Pidgley and I give him credit for his career and his actions. His profits do not come from Help to Buy but, even so, it does seem like a very unequal company. I have no problem with people earning well at the top, but the people at the bottom should not earn badly.

Share

Matt Western (Warwick and Leamington) (Lab)

I congratulate my hon. Friend on securing this debate and making an excellent speech. On her last point, as far as I understand it, Berkeley constructed no affordable housing last year, and for Barratt Homes, Persimmon and the others in the top four, the figures are around 18%

to 20%. It is a complete scam. The amount of money they are taking out at the top, and not just for executive pay or shareholder pay—I have no problems with shareholders receiving dividends and so on—is at the expense of much-needed social and affordable housing. The whole viability element of the planning system is a complete scam and should be done away with.

Share

Siobhain McDonagh

I absolutely agree with my hon. Friend, and I know that he works really hard on that subject. Just like the issues about the whole planning system, that could be the topic of another debate, to which I am sure we would both want to contribute.

The median pay for FTSE 100 house building CEOs is 228 times that of the typical UK construction worker.

Share

Gareth Johnson (Dartford) (Con)

Does the hon. Lady agree that one way forward would be to increase the opportunities for self-build? It is incredibly difficult at the moment. If an individual wants to buy a plot of land and find a builder to construct a house for them, they find so many obstacles in their way. Does the hon. Lady agree that that may be a way forward to improve on the current situation?

Share

Siobhain McDonagh

I think the hon. Gentleman has stolen the words of the hon. Member for South Norfolk (Mr Bacon), who also does loads of work on self-build. It is an issue that small and medium-sized builders have been squeezed out, but unfortunately I do not have time to address that matter today.

Let me return to the matter of pay ratios. At Barratt, the pay ratio between median executive pay and median construction worker pay is a disappointing 113:1. At Taylor Wimpey, it is an awful 126:1. At Berkeley, it is a shocking 331:1. But at Persimmon, it is an absolutely

deplorable 1,561:1. Jeff Fairburn, in his final year of employment as chief executive of Persimmon, received more than £38.9 million, yet his average member of staff earned £37,118. That was for technical staff. We do not know what the company's subcontracted electricians, roofers or other wet tradesperson might have received. How can that be fair?

The vast scale of inequality looks even worse in the light of UK housing prices. Assuming that the average UK house price is £230,630—I assure the House that it is not possible to buy anything in my constituency or in the constituency of the right hon. Member for Enfield North (Joan Ryan) for that price—and that the average UK construction worker saves 10% of their earnings to buy a house, it would take them 92 years to save up and 19 years just to save for the deposit alone. But the average FTSE 350 CEO could buy 28 houses outright in one year, 532 houses over 19 years—the years that the construction worker would be using to build a deposit—and 2,567 houses over the 92 years in which the construction worker would be saving up to afford their home. On no level can this be right or fair. It cannot be right for our society. It cannot be right for us as taxpayers. It is simply wrong. The system is broken. In the main, the market does not reward hard work, endeavour and meeting the housing need. In my view, it certainly should do.

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Madam Deputy Speaker (Dame Eleanor Laing)

It will be obvious to Members that we have very little time left—not surprising in the current circumstances—and that lots of people want to speak. We will try to manage without a time limit. Let us see whether we can be courteous and consensual. If everyone takes around five minutes, we will get there.

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🕒 4.04 pm

Mr Richard Bacon (South Norfolk) (Con)

That is very helpful, Madam Deputy Speaker.

May I start by congratulating the hon. Member for Mitcham and Morden (Siobhain McDonagh) very sincerely? I realised how strange times are in this particular area of housing debate when I attended a lunch at the Institute of Economic Affairs, where the hon. Lady was

the guest speaker. I realised that it is the case not so much that there is a political cross-dressing going, but that many of us are searching for solutions outside the traditional parameters; and that is because, as the title of the White Paper from January 2017 said, we have a broken housing market. We might have some differences about the causes of the situation she accurately describes, and about the best prescriptions for solving it, but it is absolutely clear that supply does not rise to meet demand. She used the word “market” in her last couple of sentences, which rather implies that we have a market for housing, but we have no such thing; we have a tightly controlled oligopoly, and actually supply does not rise to meet demand, because most suppliers do not wish to damage their own profit margins by oversupplying the market so that prices fall. We would not expect that in any other area of business and we should not expect it in housing.

Fundamentally, we need to change the model. If we have a broken housing market, we need to create a different ecosystem, and one of the fundamental things we need to do is increase choice for consumers. It is by far the single biggest thing people spend money on —whether renting or buying, it is the thing that people spend most of their monthly income on—but it is the thing over which they have the least choice. In any ecosystem in which the consumer had any say, it would be the thing over which they had the most choice.

As well as increasing choice, we have to lower barriers to entry, and that is where I want to bring in my favourite subject, mentioned by my hon. Friend the Member for Dartford (Gareth Johnson), namely self-build and custom house building.

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Matt Western

On choice, I totally agree with the hon. Gentleman’s point. One of the critical things, in addition to self-build, is the reintroduction of all the small and medium-sized enterprise builders we lost after 2007-08. Apparently, a quarter of all houses built are built by SMEs, whereas it used to be two thirds.

Share

Mr Bacon

In 1988, it was indeed two thirds. If we increase the regulation and make it more difficult to get hold of land, it is the SMEs that will go, because only the big firms with the big balance sheets can afford it. It is a very risky enterprise, and actually local planning authorities prefer dealing with a small number of large companies because it is easier for them. That is one of the other things we have to change.

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 service 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 service 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. That should be revoked. I said that to Gavin Barwell when the regulations were introduced. I was not put on the Committee for some reason, even though it was my own private Member's Bill that became the Act, but I went along anyway and spoke. He said on the record—I can show this to the Minister—that if it proved to be a problem, he would take a look at it. Although he is no longer the Minister, the Government were committed to looking at it. I can tell the Minister that it has become an issue and we should now revoke these regulations. 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 Act, 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.

Share

🕒 4.12 pm

Sir George Howarth (Knowsley) (Lab)

It is a pleasure to follow the hon. Member for South Norfolk (Mr Bacon), who made a typically thoughtful and interesting contribution to the debate on housing.

I congratulate my hon. Friend the Member for Mitcham and Morden (Siobhain McDonagh) on her survey of the state of the market and some of the negative aspects of it that we need to address. Anybody who reads her speech in *Hansard* tomorrow or at some later point will consider some of the companies that she named to be a roll call of disrepute.

On that theme, I wrote to the chief executive of Redrow, the developer, about a leasehold scandal following conversations with concerned residents of Summerhill Park in my constituency. Summerhill Park has over 455 houses and 70 flats. There is a two-tier system of ground rents in operation. Residents who purchased their properties early on in the development pay ground rents of £150 a year, while those who purchased homes in the later phases pay £250 a year. My constituents want to be enfranchised. They want to purchase their freeholds and are willing to pay a fair price. They believe—and I agree with them—that a fair price would be 10 times the annual ground rent, which they think is fair and reasonable and are willing to pay. Redrow, however, is asking for 26 times the annual ground rent, which I think, frankly, is unfair and unreasonable.

In the light of the Government's reform proposals and the Law Commission's leasehold reform, I approached Redrow to arrange a meeting to discuss the residents' ideas further. Redrow contended in its response that the lease agreements are fair and transparent, which my constituents strongly disagree with, as do I. Its business model is considered by many—including, as I am sure the Minister will confirm, the Government—both unreasonable and unjustifiable. The offer of giving residents the opportunity to purchase the freehold at a fixed price of 26 times the annual ground rent is not, in my view—and, I hope, in the Government's view—reasonable or fair.

In response to my letter, Redrow said:

“it would be inappropriate to move away from the practice that has been adopted over the last two years, with all Redrow households, including those [who] have already acquired their freehold at Summerhill Park.”

I wrote back to say that I did not agree and I would still like a meeting. Surprise, surprise, Redrow said, “There is little point in a meeting.” All Members of this House have a reasonable expectation that if they request a meeting with an organisation or company in the private or public sector to discuss an issue that is of concern in their constituency, they will get that meeting. Redrow arrogantly—not to me, but to the people I represent—declined to hold such a meeting. I deplore that, as I hope others do.

It is unjustified and unfair, and I fail to see how pressing on with that policy is either reasonable or acceptable. Redrow is doing this simply because it can and because it can continue to make money out of the residents I represent in this House. The leasehold scandal has caused a great deal of distress for homebuyers across England, particularly in the north-west, with many homebuyers trapped in their current properties, some unable to afford to purchase their freehold and others even unable to sell their property. Redrow is not unique in this. Other developers are just as involved in this scandal.

Share

Mike Amesbury (Weaver Vale) (Lab)

I have a situation in the Winnington part of my constituency of Weaver Vale, where resident Emily Martin and many others are caught in this leasehold trap. In terms of the next phase, people have benefited from the reforms that we in this place have campaigned for, and the

properties then become unsellable.

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Sir George Howarth

That adds to the unfairness of it. Redrow is not unique in this, and all these companies need to look at themselves, the business model they are adopting and the ethics involved.

I will conclude by asking the Minister three questions. First, may I invite her to join me in condemning Redrow and the other companies that are still involved in this practice? Does she agree that the freehold purchase cost of 10 times the ground rent is fair and reasonable, whereas 26 times is sheer daylight robbery? Finally, does she agree that it is desperately important that we have legislation to curtail the naked greed of those developers engaged in this disreputable practice?

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 4.18 pm

Mr Mark Francois (Rayleigh and Wickford) (Con)

May I begin by congratulating the Minister on her appointment? It is good to see her in her place at the Dispatch Box.

The house building market in the United Kingdom is highly oligopolistic, dominated by very few very large players, some of whom are extremely unresponsive to the needs of local communities, as the hon. Member for Mitcham and Morden (Siobhain McDonagh) laid out so well in her speech. They can have an adverse impact on communities in the long term, but they can also have an adverse impact in the short term, while their houses are being built.

We had an example of that in Rayleigh on Monday morning. The schools came back, so clearly the traffic increased, but it was massively exacerbated by three contraflows all in operation at the same time on three different housing developments: Barratt David Wilson at Hullbridge, where a nearby key road called Watery Lane has been closed for many weeks because of the works; Countryside at Rawreth Lane in Rayleigh, which has a contraflow in place; and Silver City, a lesser known, smaller developer which has a contraflow on the

London Road in Rayleigh. The cumulative effect, made worse by a road traffic accident that morning, was that the town was in effect gridlocked, and many of my constituents were extremely frustrated as they were simply trying to get to work.

I have remonstrated with the county council's highways department for granting permits to work on the highway to all of these developers at the same time. It has a strategic overview of the highways network, and I think it should look at that again. I have also contacted all the developers directly, and encouraged them to get this work done as fast as possible and then get out of the way, and the responses have been instructive. The smallest, Silver City, has promised that it will be finished by the end of the week and that it will be off the highway network. Countryside, an Essex-based developer, has said that it will no longer operate its contraflow in the morning and evening rush hours, thus considerably easing the congestion.

Barratt David Wilson, the major national house builder, has been the least responsive of all. It has been on site since February, and my constituents in Hullbridge are just about sick and tired of it. As the hon. Member for Mitcham and Morden has pointed out, its chief executive, Mr David Thomas, is on a nice little earner. According to its 2018 annual report, he earned a total package of just shy of £3 million—some 20 times the salary the Prime Minister earns for the responsibility of running the country. I suspect that Mr David Thomas could not find Hullbridge in my constituency with a TomTom.

Barratt David Wilson has now, under pressure, contemplated extending the hours of its work to try to finish the job, but it still will not give me a firm date for when its works will be completed, Watery Lane can be reopened and it will get out of the way. In short, it is a bad neighbour in my constituency, and I think it is about time that this large, unresponsive, uncaring national house builder, run by a fat cat on £3 million a year, was held to account. My constituents deserve better than this, and these developers should put more people on the job, get the job done quicker and get off the roadway.

We are tight for time, but in my last minute I want to mention Sanctuary Housing, the largest housing association in my constituency. I had an Adjournment debate on 18 July about what is wrong with it, so I shall not reiterate it all now, suffice it to say that I had a meeting with its chief executive, Mr Craig Moule, and its outgoing chairman, Mr Jonathan Lander, yesterday. It was a deeply unsatisfactory meeting. Basically, it had promised to build 50 affordable houses a year, but it got nowhere near that. It had no clear plan or strategy to achieve the

target. I am afraid the outgoing chairman of the board clearly did not take us seriously. In fact, his attitude was patronising. If he had said, “I hear what you say, Mr Francois” one more time, I think I would have screamed.

There is a governance issue at Sanctuary. It is badly run and badly governed. It is not properly accountable to the tenants it serves, which is why it was slated by “Dispatches” a few months ago. My plea to the Minister is that we need tighter regulation of the registered social landlords market. Some of these are very large organisations indeed. They are not properly regulated by the Government, and Sanctuary is most certainly not properly regulated by its rather useless board.

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Several hon. Members rose—

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Madam Deputy Speaker (Dame Eleanor Laing)

Order. We really do need to keep aiming for the limit of five minutes, because I am sure that people will want to hear what the Minister has to say. She has been asked many questions, and the answers must be heard, too.

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🕒 4.24 pm

Stephen Timms (East Ham) (Lab)

We are in the grip of a major housing crisis. You will not remember, Madam Deputy Speaker, but I can just remember “Cathy Come Home”, and the determination of our predecessors in the 1960s—this picks up on some of the points made by my hon. Friend the Member for Mitcham and Morden (Siobhain McDonagh) in her excellent opening speech—that the lives of families should not be destroyed by housing misery. Today, lives are being destroyed again. One day—sooner, I hope, rather than later—we will again need a major national programme of council house building to give those families a chance.

Last month I had the privilege of hosting a visit to my constituency by members of the Archbishop of Canterbury’s Commission on Housing, Church and Community. We had “Faith in the City” in the 1980s, “Unemployment and the Future of Work” in the 1990s, and both those Church reports caught the mood of the times and profoundly influenced the policies of Governments. I hope that the Archbishop’s housing commission report will do the same when it is published. We visited a family in my constituency—mum, dad, and a young son—who are essentially living in one room in a ramshackle property above East Ham High Street. There is serious damp and a rat infestation. They have been there for five years, and both of the couple have been employed and were working in the NHS. Recently, a second child was born and, tragically, very soon died, probably because of the conditions in the home. That is how it is for thousands of people. After the visit, one commission member emailed me and commented, quite rightly, that our society should not tolerate people having to live in such conditions.

I was delighted to take the commission members to the Didsbury site, where Newham Council’s own developer, Red Door Ventures, which was set up in 2014, is building new homes on council land that was previously occupied by a community centre. It is committed to building 50% of its homes for social rent, and 50% at market rent, and it plans to build hundreds of homes over the next few years—thousands, I hope, before too long.

As my hon. Friend reminded the House, after world war two, social housing was built at a rate of well over 100,000 homes a year. The crisis today is just as bad as it was then, and we need that scale of ambition to deliver such a programme again. There is no time to lose.

Share

🕒 4.27 pm

Andrew Lewer (Northampton South) (Con)

I draw the House’s attention to my entry in the Register of Members’ Financial Interests, and I thank the hon. Member for Mitcham and Morden (Siobhain McDonagh) for securing this debate. I have spent much of my working life taking an interest in this core topic, and after becoming a Member of Parliament, housing has continued to be a passion of mine. I have been involved with the housing sector since I served on a planning committee for 12 years, and then as leader of Derbyshire County Council and director of a housing association. As an

MP, I sit on the Housing, Communities and Local Government Committee and I chair the all-party group for SME house builders. In both roles, I have had the pleasure of working with people from across the private and social housing sectors. In particular, my hon. Friend the Member for South Norfolk (Mr Bacon) has made fantastic progress in championing self-build homes, and I hope he has continued success in that area.

Another area of success can be seen in the excellent work of Northampton Partnership Homes. Its chairman, David Latham, and chief executive, Mike Kay, have laid out ambitious plans for the future of social housing and tackling homelessness in my constituency, but national support from the Government, and local support, will be required to get those plans advanced. I have been encouraged by the Government’s commitment of £1.2 billion funding to tackle homelessness through to 2020, and by the introduction of the Homelessness Reduction Act 2017. I know that has been hugely beneficial in Northampton, and I hope it can help to get people back on their feet and with a roof over their head. Is there more to do? Of course there is, and I look forward to hearing about that from the Minister.

I was pleased to meet Sir Edward Lister, in his then capacity of chairman of Homes England, at a recent meeting of my all-party group. I was thoroughly impressed by what he said and I was encouraged by the approach he had been taking. It felt like there has been a shift and a change of culture at Homes England, or at least the start of a shift. The change needs to be seen primarily in money allocated by Ministers going to where it is needed most and by SME housebuilders getting that access. The sector does not feel that it is anywhere near as straightforward yet as it should be for SMEs in particular.

I am encouraged by the steps and the commitments the Government have already taken in this area, but I hope my right hon. Friend will make reference to, and address how, money from Homes England will get not only to the private and the social sectors, but to the shared ownership housing sector, a sector with a lot more potential than it has yet been able to realise.

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🕒 4.30 pm

Justin Madders (Ellesmere Port and Neston) (Lab)

Week in, week out housing problems are the No.1 issue in my constituency. There is a lack of affordable housing, poor living conditions, homelessness or landlords not acting to rectify problems. We should not forget that at the heart of this debate are real people facing very real difficulties because over the past nine years the Government have failed to act to tackle the housing crisis. I have too many people coming to see me who are sleeping on couches, in tents or in cars. That situation is becoming far too regular in my surgeries. It is an absolute disgrace.

Since the Government came into power, rents have become increasingly unaffordable, with private renters spending on average 41% of their household income on rent. Shelter reports that a third of low-income renters are struggling to the extent that they have to borrow money to pay their rent and keep a roof over their heads. In those circumstances, putting money aside to save for a deposit so they can eventually own their own home is completely unrealistic. There is a massive job ahead of us to replenish the depleted housing stock in this country and I am pleased to see that, after many years of stagnation, there is now significant housebuilding in my constituency, particularly on brownfield sites. Very few, however, have affordable housing in them—or, as I would like to call it, council housing. That is because permissions were all granted some time ago and the developers have used rules brought in under the coalition Government to plead poverty and tell us that the requirement to build affordable homes means they cannot maintain their 20% profit margins. As a result, there is no affordable housing being built on just about any private development in my constituency. Most developers sought release from those obligations four or five years ago, but have only started building them in the past couple of years. It is clear that the affordable housing requirements were not what was stopping them; it was greed. As my hon. Friend the Member for Mitcham and Morden (Siobhain McDonagh) set out, it certainly has not harmed their profit margins.

It is greed that has poisoned many of the public's opinion of the housebuilding industry as a result of the leasehold scandal. As the Chair of the Housing, Communities and Local Government Committee, my hon. Friend the Member for Sheffield South East (Mr Betts), said about the voluntary scheme developers introduced to deal with some of the injustices of the scandal:

“Given the evidence we heard from leaseholders during our inquiry, we know it will be difficult for them to trust developers and freeholders to deliver on such pledges.”

The only way trust can be rebuilt is for there to be a full, independent public inquiry to get to the root of the issues. How did developers first dream up the business model of commoditising people’s homes? How did lawyers draw up the onerous terms? How did sales staff present, or not present, the leases? How did the conveyancers, surveyors and lenders all miss the implications of them? How has the Government’s Help to Buy cash propped up the whole scam?

The news this week that Persimmon has reached an out of court settlement on an estate in Cardiff by giving the homeowners the freeholds and repaying the ground rent is welcome, but unfortunately that is just one estate, in one city and one developer. There must be scores of identical scenarios around the country where developers have not been forced to come to the table, so a proper PPI-style compensation scheme is vital. As I have said in the past, this is the PPI of the housebuilding industry and it needs to be treated as such. The admission by Persimmon that people did not know what they were buying should flag up huge alarm bells for every developer involved in leasehold that time is running out for them to put this right.

The National Leasehold Campaign has this week written to all developers involved in the scam to ask for the freeholds back. They should do it now and start to rebuild trust. As we know from the profit margins we have heard about, they can well afford to do it. The fact that they are still building homes on estates where there is no leasehold now, but where people who bought them a year or two ago are still in leasehold properties, is an absolutely injustice and a scandal. It needs to end.

It really is time that we had real action from the Government, so that those already trapped in unfair leases can expect to be released from them. I think we all agree that the situation is unfair and a significant injustice, but what are we going to do to force developers to put things right? There are plenty of ideas out there about how we can do that for those stuck with existing onerous and unfair leases. The Government may have lost control of the Chamber, but if they made proposals along the lines set out in my private Member’s Bill, for example, or in my party’s proposals, there is no doubt that there would be more than enough support on both sides of the House to get something on the statute book that would bring

real, tangible change to help people and get many of the thousands who are stuck in toxic leases free of that obligation at last. Let us make a real difference to people's lives. Let us pass these laws and build the homes that we need to get this country moving again.

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🕒 4.35 pm

Ruth Cadbury (Brentford and Isleworth) (Lab)

I thank the previous speakers, including my hon. Friend the Member for Ellesmere Port and Neston (Justin Madders) for his excellent speech on leasehold issues. He is such an expert—as ever—because he has such a problem in his area, but that is not unique and we have some of the same issues in London with flatted developments.

I also thank my hon. Friend the Member for Mitcham and Morden (Siobhain McDonagh) for the excellent work that she has been doing on this important issue and for securing this debate. I am not sure whether it is a relief to discuss something other than Brexit, but this is as much, if not more, of a crisis, certainly for those who are affected.

In my maiden speech, I referred to my forebears, who recognised the importance of good-quality housing for people's wellbeing, lives and, I have to say, their productivity in their factory. My forebears built good-quality, affordable housing until the state took on that responsibility. From the '40s onwards, Governments of both persuasions built tens of thousands of council homes a year to ensure that the British people were adequately housed, but we have been walking away from that in the last 10 or more years.

For most of my political life, I was a councillor in Hounslow. Even in outer London until about 10 years ago, a family on an ordinary income could afford to buy their own home, so they did not need social rented housing. They did not put additional pressure on council housing. Since house prices have increased, however, people need a household income of £72,000 in Hounslow to buy even a two-bedroom flat, yet the average household income is £40,000.

We need 1.2 million new council and social rented homes in this country because that is the number of households on the housing needs register. That does not count people who are not disabled and working-age adults who have to rent. The number of people in that category has gone up 100% in just over 10 years. Under the right to buy, most councils, including even

those that are building housing—Hounslow is building about 400 new council homes a year —are losing council homes faster than they are building them. Right to buy homes are often becoming private rented stock at three times the council rent levels.

Of course, we need house builders to be on our side. As others have mentioned so eloquently, they need to address the leasehold issue. They also need to take responsibility for the shocking faults in many new-build properties. There is variation between developers, and they cannot hide behind the fact that there is a skills shortage. There is one and they need to take responsibility for it, but so do the Government, because much of the skills shortage in construction results from the fact that a large proportion of our construction workforce are EU nationals and many are leaving, or are no longer coming in the same numbers because of the uncertainty that has been mentioned many times in this Chamber. They do not feel welcome and do not have security as workers in this country.

I am sure that the Minister will respond with warm and hopeful words, as Ministers always do. The new Government may even intend to do something significant about the housing crisis, although I suspect that they will not be around for long enough to implement anything. I advise them, however, not to fall into having the problems that some previous Ministers have had. This includes the risk of unintended consequences of poorly thought-out policies. I will mention two of them.

Let us have no more schemes, such as Help to Buy, that just give discounts to those who can afford to buy anyway. Let us not rush through planning changes such as those to permitted development rights, which have allowed the appalling chicken coops in old factories and offices, as mentioned by my hon. Friend the Member for Mitcham and Morden.

Share

🕒 4.40 pm

Alex Cunningham (Stockton North) (Lab)

I thank my hon. Friend the Member for Mitcham and Morden (Siobhain McDonagh) for securing the debate through the Backbench Business Committee. She is right to highlight these issues. Surely, in this world of inequality, individuals should not be lining their own

pockets with millions of pounds in bonuses taken from taxpayers' money. Our focus needs to be on all our people, not just the few. Other Members raised the issue of leasehold. I invite the Minister to solve the crisis by adopting our approach to leasehold.

A home is at the heart of our lives. It is the foundation on which we grow up and raise our own families—the bedrock for our dreams and aspirations. It helps us to belong and shapes who we are and what we do. Yet, as others have said, we have a housing crisis in our country. We all know it, but successive Ministers seem to have had little motivation to do anything about it. There has been a steady rise in homelessness, in rough sleeping and in hidden homelessness—people or families who are considered homeless but whose situation is not visible—either on the streets or in official statistics, with those forced into the world of sofa surfing, living in make- shift rooms in overcrowded dwellings, or maybe even in a car. That was also highlighted by my hon. Friend the Member for Ellesmere Port and Neston (Justin Madders). It is not a situation fit for 21st-century Britain.

When Labour left office, housing was at the heart of our decision making: we had just pulled the country back from the cliff edge of the global recession; we had just switched funding from other Departments to deliver the biggest investment in social housing in a generation; and we had just protected people's homes with Labour's mortgage rescue scheme, which, along with other actions, meant that repossessions were over a third lower than in 1991, when Tory inaction led to 75,000 homes being repossessed. Over the whole 13 years that Labour spent in power, home ownership soared. Since then the number of home-owning households has fallen under the Tories. Under Labour, the number rose by over 1 million. House building grew. We built almost 2 million homes. After years of high homelessness under the Tories, Labour cut it by 62%. We brought over 1 million homes up to standard as part of our decent homes programme.

Since 2010, however, the number of new social rented homes has fallen by over 95%, and we are now building 30,000 fewer social rented homes each year; house building still has not recovered to the level it was at before the global financial crisis; the overall level of home ownership has fallen since 2010, from 67% to 64% last year; average private rents have risen by £1,900 a year; and—something that should shame us all—in the sixth biggest economy in the world, we have seen rough sleeping more than double over the past nine years.

After nearly a decade of failure, it is clear that the Conservatives have no credible plan to build the number of homes we need. Labour will draw a line under the failure of the past and put building new homes at the heart of government. For the first time ever, a Labour Government will establish a fully-fledged department for housing. Ministers will be challenged at each step by a new Office for Budget Responsibility-style office for housing delivery, which will be an independent auditor of house building projections, delivery plans and progress against Government targets. We will set the new department a target of building at least 1 million new, genuinely affordable homes in England over 10 years, including a major council house building programme. We will bring forward more land for development at a lower price, by setting a new role for the Homes and Communities Agency as the Government’s main housing delivery body, and we will protect the green belt.

We will introduce a revolutionary new type of housing, “first buy homes”, with housing costs for new build homes benchmarked at a third of local average incomes so that homes are priced at what local people can afford, not what makes developers the most money. We will also introduce a tough “first dibs” rule on new housing developments to give local people confidence that homes built in their area can be for them and their families. Developers will be forced to market new homes to local first-time buyers first, not to overseas buyers or those with no connection to the area. We will act on those 750,000 empty plots that are sitting doing nothing and bring them into use.

Some may question what exactly we can do to tackle homelessness. Last week I visited St Mungo’s and learned about its initiatives to help reduce the impact of homelessness, including “no second night out”. I also visited AKT—formerly the Albert Kennedy Trust—and heard directly from some young LGBT people who had experienced homelessness, and who told me what housing support they needed. Organisations such as St Mungo’s and AKT do excellent work in supporting people who need help, and they truly set an example of what can be achieved with vision and passion. Any Government could learn much from both those organisations.

Ultimately, this comes back to the availability of housing stock. We cannot provide people with decent, affordable homes if we simply do not have the stock. We need to build, and build fast. However, we cannot compromise on quality or affordability. It means very little for

thousands of new homes to spring up in an area if the people who live in that area cannot afford them.

Rental costs should not account for two thirds of tenants' incomes, and it is on social housing that we must focus to address the housing crisis. Labour has already made a commitment to stop the sell-off of 50,000 social rented homes a year by suspending the right to buy, and to transform the planning system with a new duty to deliver affordable homes in order to make more land available more cheaply. Councils are not adequately staffed to oversee planning applications, and the industry does not have the skills and innovation to deliver what we need. Labour will ensure that both councils and the industry have what they require.

Everyone should have a safe place that they can call home, but that is so often not the case. A young person may not be able to return to the family home because he or she is at risk of harm. An older person may not be able to go upstairs safely, and may therefore need a different type of accommodation. A survivor of domestic violence may need somewhere safe to rebuild his or her life. A family may be sleeping in a car because it is cleaner, and perhaps safer, than temporary accommodation. I am thinking of some of the destroyed families referred to by my right hon. Friend the Member for East Ham (Stephen Timms).

Successive Tory Governments have failed all those people. It is time that we had a Labour Government putting housing front and centre, putting right the failures, and sorting out the crisis that so many face today. As my hon. Friend the Member for Mitcham and Morden said, we have done it before and we will do it again.

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 4.47 pm

The Minister for Housing (Ms Esther McVey)

I thank the hon. Member for Mitcham and Morden (Siobhain McDonagh) for bringing the debate to the Floor of the House and I thank everyone who has contributed to it.

There has been much agreement across the Floor on what we would like to happen, and, more important, what we do not like the look of and is not the way forward. None of us can agree with the exorbitant pay packets that some people have received. We are also all

agreed that—in the hon. Lady's words—the market is not working. That is right: it is not. We might have different ways of resolving that problem, but we would say that, if there are not enough houses in the market, it is not working. Various implementation schemes should operate for a short period, until we have ensured that there are more houses in the market, and that is what we are doing.

It has been a scandal how fewer houses have been built decade after decade, but we are turning that around. Let us look at some of the figures. We have delivered more than 1.3 million new homes since 2010, including more than 430,000 affordable homes. In the most recent year, we have delivered more than 220,000 additional homes, the highest level in all but one of the last 31 years. The latest indicators show that we are on track to meet our 2015 manifesto commitment to add 1 million more homes by 2020.

Those who have talked about homelessness will be heartened to learn that, for the first time since 2010, the annual rough sleeping statistics have shown a decrease in the number of those sleeping rough. That reflects the Government's substantial investment and support over the last few years. But what we want to see is the right houses being built; choice in who is building them; and an SME market, not just a market of the top four or five in the building sector. We as a Conservative Government want to bring back the SMEs; 30% were lost during the financial crash and never came back. We want those businesses back and, 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.

We have said we would deliver 300,000 homes by the mid-2020s. That is my ambition and the ambition of the Conservative party. How will we go about it? I have said that we have been delivering more each year, but we want to bring together a centre of excellence for construction and engineering in the north of the country. We want to have a global leader for construction and engineering, bringing forth those technological solutions we have been talking about such as modern methods of construction and environmental innovations in the housing market.

However, let me pick up on some of the things we do not want that many Members talked about. I want to work with the right hon. Member for Knowsley (Sir George Howarth), the hon. Members for Ellesmere Port and Neston (Justin Madders) and for Brentford and Isleworth (Ruth Cadbury) and my hon. Friend the Member for Northampton South (Andrew Lewer). We do not want to see the misuse of leaseholds and the exorbitant costs people are paying. We have brought a consultation forward. We are going to stop the misuse and the bad practices in that field, and we can work on that together from both sides of the House, because we should not have that and we do not want it, and we have already started on that course to make sure it does not happen.

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Sir George Howarth

I am grateful for that response. Will the right hon. Lady, therefore, join me in condemning companies such as Redrow for being unwilling to even discuss what residents want?

Share

Ms McVey

Companies and businesses should work towards what their purchasers and customers want. Therefore, they should be listening if they want to be the best company they can possibly be. Equally, we are listening as Members of Parliament. We have all shone a light on that bad practice and we will be taking that issue forward.

We are also looking at what housing associations are doing. My right hon. Friend the Member for Rayleigh and Wickford (Mr Francois) has brought forward what is happening with Sanctuary Housing. We have a Green Paper setting out the principles that will underpin a new fairer deal for social housing residents: safe and decent homes, swift and effective resolution of disputes, empowering residents and ensuring their voices are heard.

Although we talk about the industry, we really want to support the people who are living in those houses; we are talking about homes, safety and security. We do not want people in temporary accommodation. We do not want people to be homeless; we want them in permanent accommodation, and that can only be brought about by fixing the market and making sure we build more homes, which is what we are doing.

Mike Amesbury

Weaver Vale Housing Trust covers my area as well as the Minister's. It has real concerns about the lack of clarity on funding going forward. She mentioned social housing; the key is to build more social and affordable housing. There is not clarity at present, so we are not building the numbers of homes that we need.

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Ms McVey

We are and will be building more affordable homes. We have put in a significant amount—billions of pounds—for affordable homes and have also removed the cap so councils are able to build homes, too. That is what we have to do. We are a party that believes in choice. I come from a council house. I believed in the right to buy in the 1980s to make sure people could be in charge of their own home. Homes were not being repaired properly. People bought them and looked after them. Now we have to make sure we build more homes, so there is a virtuous cycle and there are more homes. We are a nation that believes in home ownership. We need to enable people to have their own homes. We know that 80% of people want their own home. What are we doing? We want to offer an array of choice and support. As my hon. Friend the Member for South Norfolk said, this is also about the ability of individuals to build their own homes.

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Alex Cunningham

Home ownership under the Tories in the past nine years has dropped from 67% to 64%. How is the Minister going to put that right?

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Ms McVey

Through an array of support. Obviously, I have been heartened by the fact that first-time ownership has increased for the first time in 11 years. People are getting on the housing ladder. We have helped more than 500,000 people through Help to Buy and the right to buy,

and we intend to continue to do that.

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Mr Bacon

May I draw my right hon. Friend's attention to the £25 billion a year housing benefit budget, which represents 3% of all public spending? It will be £0.25 trillion over the next 10 years, and it has been £0.5 trillion over the past 20 years or so. The permanent secretary in her former Department, Peter Schofield, who used to be the director of communities in the Ministry of Housing, Communities and Local Government, came with us to Berlin to look at more creative and innovative ways of delivering housing. May I suggest that my right hon. Friend talks to the Department for Work and Pensions about trying to use some of that housing benefit budget —admittedly it is helping some housing associations, but it is also propping up private landlords—for capital investment in a greater quantity and quality of housing stock?

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Ms McVey

My hon. Friend will not be surprised to hear that that is exactly what we intend to do. How do we enable people to get on the housing ladder and to be homeowners in an array of homes they would like and need? How do we best use housing benefits to enable that to happen? As I have said, we have built more homes in this last year than in every one of the last 31 years. We are correcting a market that has been undeniably not supported for the last 31 years. We are getting it right. We have built more houses. Where we see the misuse of leaseholds, we will get rid of that. We will be supporting people with an array of opportunities.

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Ruth Cadbury

With due respect to the Minister, I think that the hon. Member for South Norfolk was talking about the housing benefit bill, which is not relevant to people who can buy their own homes. He was saying that that money would be far better spent on building affordable social rent

homes for people who will never be able to buy their own home. Mean-
while, the programme has simply increased the price of flats in London.

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Ms McVey

I did understand what my hon. Friend the Member for South Norfolk was talking about. He talked about the £24 billion that was going into housing benefit and asked how we could best use that to help to build more homes, which could include social and council homes. I understand that but, at the same time, we have to ensure that more people can get on the housing ladder.

We are at the start of building 300,000 homes a year. That is not just about the homes; it is about reshaping an industry. At the same time, we want to be a global visionary centre of expertise in building. Let us think about all the jobs that that will provide, if we have the commitment to do it together. That is why we will have a centre of excellence in the north of England to look at the best ways forward for construction and engineering. That is what a determined Conservative party is going to do. We are going to build the right houses, champion home ownership and make a centre of excellence for building.

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🕒 4.59 pm

Siobhain McDonagh

I thank everyone who has contributed to the debate. In the few seconds I have left, I want to ask that we ban the word “affordable” in the context of housing. “Affordable” means 80% of market rent, but the vast proportion of our constituents could never afford 80% of market rent. Let us talk about social housing rent and owner occupation, but let us also clearly address the question of what is affordable, because the “affordable housing” is not affordable.

Question put and agreed to.

Resolved,

That this House notes with concern the ongoing shortage of housing and the housing crisis across England; further notes with concern the number of families in temporary accommodation and the number of people rough sleeping; acknowledges that there are over one million households on housing waiting lists; recognises the Government’s target to build 300,000 new homes each year; acknowledges that this target has been missed in each year that the Government has been in office and that the number of homes constructed by housebuilding companies that are deemed affordable is insufficient; notes the pay ratios between executives and employees in FTSE 350 housebuilding companies; and calls on the Government to tackle the housing crisis as an urgent priority.

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Appendix 9

Self-Build and Custom Housebuilding Section of the Planning
Practice Guidance (28 July 2017)



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 28 July 2017 — see all updates

From:

Ministry of Housing, Communities & Local Government

(<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>)

Contents

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

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?

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.

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.

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>)

Paragraph: 016 Reference ID: 57-016-20170728

Revision date: 28 07 2017

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>)

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

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>) requires each 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 for their own self-build and custom housebuilding (referred to in this guidance as self-build and

custom housebuilding registers). This guidance accompanies the Self-build and Custom Housebuilding (Register) Regulations 2016 (<http://www.legislation.gov.uk/uksi/2016/950/contents/made>) made under the 2015 Act (as amended) and can be used by relevant authorities to assist them in designing and administering the register that they are each required to keep.

This guidance can be read alongside the guidance on the housing and economic development needs assessment (<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>) and the housing and economic land availability assessment (<https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>).

Paragraph: 002 Reference ID: 57-002-20170728

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 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. 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.

Paragraph: 006 Reference ID: 57-006-20170728

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?

In some circumstances, for example in a housing market area that encompasses multiple local authorities, relevant authorities may wish to share the administration of their register with their neighbouring authorities. This approach can be taken.

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 a register.

Paragraph: 007 Reference ID: 57-007-20160401

Revision date: 01 04 2016

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;
- 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: 57-008-20170728

Revision date: 28 07 2017 See previous version

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

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.

Paragraph: 018 Reference ID: 57-018-20170728

Revision date: 28 07 2017

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. They should ensure that they are proportionate and, in the case of the former, we expect these to be introduced in response to a recognised local issue. Relevant authorities should consider consulting on their proposals before they introduce the tests and should review them periodically to ensure that they remain appropriate and that they are still achieving the desired effect.

Paragraph: 019 Reference ID: 57-019-20170728

Revision date: 28 07 2017

What should 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.

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.

In designing a financial solvency test, relevant authorities may wish to assess whether the applicant can afford to purchase the land.

Paragraph: 020 Reference ID: 57-020-20170728

Revision date: 28 07 2017

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: 57-021-20170728

Revision date: 28 07 2017

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?

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>)), when preparing their Strategic Housing Market Assessment (<https://www.gov.uk/guidance/national-planning-policy-framework/plan-making#para159>) to understand and consider future need for this type of housing in their area. Plan-makers will need to make reasonable assumptions using the data on their register to avoid double-counting households.

Paragraph: 011 Reference ID: 57-011-20160401

Revision date: 01 04 2016

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, relevant authorities are recommended to hold a webpage on their website that is dedicated to self-build and custom housebuilding. Relevant authorities are also recommended to consider additional innovative methods of publicising their register to increase awareness of it.

Relevant authorities are encouraged to publish, in their Authority Monitoring Report, 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.

Relevant authorities should consider what additional optional information (for example, general location within the authority's area, plot size preferences and type of housing intended to be built) could be requested of applicants and made available to increase opportunities for self-build and custom housebuilding in their area, having regard to data protection obligations.

The types of information relevant authorities are encouraged to publish include:

- the number of individuals and associations on their register;
- the number of serviced plots of land sought; and
- the preferences people on their register have indicated, such as general location within the authority's 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.

Paragraph: 012 Reference ID: 57-012-201707208

Revision date: 28 07 2017 See previous version

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

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

To promote self-build and custom housebuilding relevant authorities should consider having a dedicated part of their website for self-build and custom housebuilding. This webpage could cover: the purpose of the register and how to apply for entry on it, headline data on the demand for self-build and custom housebuilding revealed by their register and other sources (see the section on how relevant authorities should publicise their register and make headline data from their register available), and details on the recent activities taken by the relevant authorities 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.

Paragraph: 022 Reference ID: 57-022-20170728

Revision date: 28 07 2017

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

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.

Paragraph: 004 Reference ID: 57-004-20160401

Revision date: 01 04 2016

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 they can best support self-build and custom housebuilding in their area. This could include:

- developing policies in their Local Plan for self-build and custom housebuilding;
- using their own land if available and suitable for self-build and custom housebuilding and marketing it to those on the register;
- engaging with 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; and
- working with custom build developers to maximise opportunities for self-build and custom housebuilding.

Paragraph: 025 Reference ID: 57-025-201760728

Revision date: 28 07 2017

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.

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: 57-026-201760728

Revision date: 28 07 2017

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

What can someone on a register expect for their membership?

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 its decisions when looking at how to meet its 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. Ideally this communication should 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: 57-028-201760728

Revision date: 28 07 2017

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 planning functions of an authority may include both plan-making and decision-taking functions. The registers that relate to their area may be a material consideration in decision-taking. Relevant authorities with plan-making functions should use their evidence on demand for this form of housing from the registers that relate to their area in developing their Local Plan and associated documents.

(ii) Housing

Local housing authorities who are under the duty to have regard to registers that relate to their areas should consider the evidence of demand for self-build and custom housebuilding from the registers when carrying out their housing functions. This includes when preparing their local housing strategies and in developing plans for new housing on land owned by the local housing authority.

(iii) Land disposal

Authorities who are under the duty to have regard to registers that relate to their areas 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.

(iv) Regeneration

When developing plans to regenerate their area, local authorities who are under the duty to have regard to registers that relate to their areas should consider the demand for self-build and custom housebuilding.

Paragraph: 014 Reference ID: 57-014-20170728

Revision date: 28 07 2017 See previous version

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

Exemptions from the 2015 Act duties

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

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: 57-029-20170728

Revision date: 28 07 2017

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’?

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. That authority is assumed to not be exempt until the Secretary of State has considered and written to the relevant authority informing them of the outcome of their application.

For subsequent and concurrent base periods relevant authorities must continue to calculate at the end of each base period demand on their register as a percentage of the deliverability of housing over the next 3 years. Where this continues to be over 20% that authority is deemed to still be exempt and does not need to apply again to the Secretary of State.

However, 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 authorities if demand as a future of land availability increases to over 20% in subsequent base periods they must again apply for an exemption.

The Secretary of State may at any time direct an exempt authority to apply for an exemption in respect of any base period. To ensure that relevant authorities have sufficient time to permission sufficient land if their exemption is overturned it is expected that the Secretary of State will only direct that an exempt authority will need to apply for exemption for the next base period. That authority will then be deemed to not be exempt for that base period until the application for exemption has been decided and the authority informed of that decision. This ensures that relevant authorities have the full 3 years in which to permission sufficient land.

To help the Secretary of State decide whether to direct an exempt authority to apply for an exemption they may ask for details in the current base period. The exemption would not be overturned unless there were exceptional circumstances and confidence that the authority could meet its duty to grant planning permission etc within the required 3 years.

Paragraph: 031 Reference ID: 57-031-20170728

Revision date: 28 07 2017

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

An exemption is only granted in relation to a given base period. Where a relevant authority has been granted an exemption, if demand on their register in subsequent concurrent base periods continues to be above 20% of deliverable land in their area there is no need for the relevant authority to apply for a further exemption unless directed to do so by the Secretary of State.

Relevant authorities must continue to permission sufficient 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: 032 Reference ID: 57-032-20170728

Revision date: 28 07 2017

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

Revision date: 28 07 2017

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 and should not act as a deterrent for people to be entered on or remain on the register.

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: 57-034-20170728

Revision date: 28 07 2017

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?

An authority can only charge fees on a cost recovery basis. Therefore if an authority charged a fee in anticipation of a cost which did not then occur then that fee would need to be refunded. For example relevant authorities may choose to recover costs of granting planning permission suitable for self-build and custom housebuilding as well as costs of keeping a register. Relevant authorities who successfully apply for an exemption for a given base period who therefore did not need to permission additional land would have to refund any fee or part of fee charged in anticipation of that cost. They could however still charge to recover costs associated with entering people on the register.

Paragraph: 037 Reference ID: 57-037-20170728

Revision date: 28 07 2017

Published 1 April 2016

Last updated 28 July 2017 + show all updates

1. 28 July 2017
Updated guide and added new paragraphs 016 to 037.
2. 1 April 2016
First published.

Related content

- 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>)
- 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>)
- 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>)
- Housing needs of different groups (<https://www.gov.uk/guidance/housing-needs-of-different-groups>)
- 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>)

Collection

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

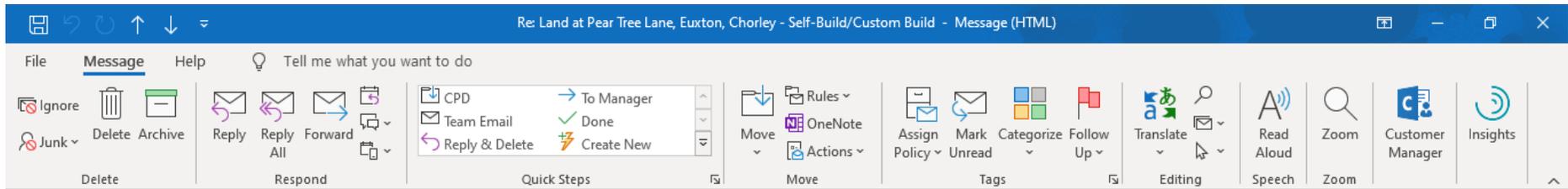
Explore the topic

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

Appendix 10

Buildstore Plot-Search Data (23 April 2020)





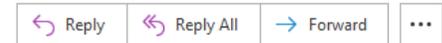
Re: Land at Pear Tree Lane, Euxton, Chorley - Self-Build/Custom Build



Eve Fordyce <Eve.Fordyce@custombuildhomes.co.uk>

To: Andy Moger
Cc: Mario Wolf; Tom Connor

You replied to this message on 23/04/2020 14:22.



Thu 23/04/2020 14:10

Hi Andy,

Please see below, the demand figures:

Radius	Custom Build Register	PlotSearch Register
10 miles	481	1,874
20 miles	1,303	4,725
30 miles	2,511	8,390
40 miles	3,318	11,160
50 miles	4,269	14,099

Kind regards

Eve Fordyce
Sales Negotiator

eve.fordyce@custombuildhomes.co.uk
01506 894 101

Appendix 11

LPA Five Year Housing Land Supply Statement – Self Build
and Custom Housebuilding Analysis



ALLOCATED SITES WITHOUT PLANNING PERMISSION													
Local Plan Ref	Site Address	Settlement	Parish	Application No.	Dwellings Allocated	Dwellings Permitted	Total Deliverable Dwellings (April 2020-March 2025)	LPA Comments	Evidence of Self-build or Custom Housebuilding Plots Secured?	No. of Plots Secured	What evidence is available?	Does it count towards demand	Which Base Period
HS1.26	Fairport, Market Place	Adlington	Adlington	N/A	31	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.1	Eaves Green, off Lower Burgh Way (remaining allocation)	Chorley	Chorley/ Coppull	16/00804/FULMAI	232	0	0	The site is allocated for 419 dwellings. 99 dwellings have been built on part of the site and another part of the site has full planning permission for 88 dwellings. This leaves 232 dwellings. A full planning application is currently under consideration for 201 dwellings on the remaining part of the site. However, there is uncertainty regarding the viability of this site therefore it has not been included in the five year supply.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding. Live application for 201 dwellings. Nothing in application material suggests that it will provide any serviced plots for self-build or custom housebuilding.	No	N/A
HS1.5	Cowling Farm	Chorley	Chorley	N/A	158	0	158	A land exchange has taken place between the Council and Homes England, with Homes England now owning the residential part of the allocation. A masterplan has also been prepared for the site. Homes England have confirmed that the site will be delivered in the five year period with development scheduled to commence by the end of 2021/early 2022.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding The 2018 Masterplan Consultation does not include any provision for serviced plots for self-build or custom housebuilding	No	N/A
HS1.17	Cabbage Hall Fields	Chorley	Chorley	N/A	11	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.19	Land adjacent to Northgate	Chorley	Chorley	N/A	21	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.29	Westwood Road	Clayton Brook/ Green	Clayton-le-Woods	N/A	23	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.31	Land to the East of Wigan Road (remaining allocation)	Clayton-le-Woods	Clayton-le-Woods	12/01081/FULMAI; 13/00062/FULMAI; 13/00138/REMAI; 17/00822/REMAI; 17/00369/REMAI; 19/00417/FULMAI	0	0	0	The site is a mixed housing/employment allocation. 37.14ha/699 dwellings are allocated for housing. 818 dwellings have planning permission on 36.14 ha of land. The dwellings are being built at a higher density than estimated on the parcels with planning permission therefore the number of dwellings on this site has exceeded the allocated number of 699. This leaves 1 ha for further housing however there is no evidence that any of this land will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding. None of applications include any condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.34	Regent Street	Coppull	Coppull	N/A	22	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.38	Mountain Road	Coppull	Coppull	N/A	22	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.46	Land at Drinkwater Farm, Windsor Drive	Brinscall	Withnell	N/A	10	0	0	No evidence that the site will come forward in the five year period.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
HS1.52	Pole Green Nurseries	Charnock Richard	Charnock Richard	N/A	29	0	0	No evidence that the site will come forward in the five year period. A previous planning application on the site expired in 2014.	No	0	Nothing within Policy HS1 allocation of site requires provision of serviced plots for self-build or custom housebuilding	No	N/A
DWELLING TOTALS					559	0	158		PLOT TOTALS		0	BASE PERIOD PLOT TOTALS	
												BP1 = 0	BP2 = 0

ALLOCATED SITES WITH PLANNING PERMISSION																
Local Plan Ref	Site Address	Settlement	Parish	Application No.	Dwellings Permitted	Dwellings Not started	Dwellings U/C	Dwellings Completed	Dwellings Left to be Built	Total Deliverable Dwellings April 2020-March 2025	LPA Comments	Evidence of Self-Build or Custom Housebuilding Plots Secured?	No. of Plots Secured	What evidence is available in application material?	Does it count towards demand	Which Base Period
HS1.21	Parcel H1b(ii), Group 1, Euxton Lane	Buckshaw Village	Euxton	17/00767/REMMAJ	125	0	9	116	9	9	9 dwellings left to be built at 1st April 2020, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.21	Parcels M1 & H1a, Group 1, Euxton Lane	Buckshaw Village	Euxton	17/00441/REMMAJ 17/01123/REM	160	0	14	146	14	14	14 dwellings left to be built at 1st April 2020, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.21	Parcels H1d and H1b(i), Group 1, Euxton Lane	Buckshaw Village	Euxton	19/00137/REMMAJ	128	128	0	0	128	128	Development of the site had not started at 1st April 2020. The developer has advised that the development was due to commence in April 2020 but this has been delayed by several months. Development is expected to take 3 and a half years.	No	0	CIL form on the application pages does not seek the self-build exemption. No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.22	Southern Commercial Quarter Central Core	Buckshaw Village	Euxton	08/01100/REMMAJ; 10/00334/FULMAJ; 10/01052/REMMAJ; 12/01001/REMMAJ	83	31	0	52	31	31	One apartment block of 31 dwellings left to be built at 1st April 2020, development had not commenced. Site is currently being marketed, it is estimated that the development could commence in the second year of the five year period subject to being sold and following any amendments to the planning permission. It is therefore estimated that the dwellings will be completed in the third year of the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.1	Land 120m South West of 21 Lower Burgh Way	Chorley	Chorley	16/00805/FULMAJ	88	9	20	59	29	29	29 dwellings left to be built at 1st April 2020, 20 of which were under construction. The developer has advised that the development is scheduled to be completed in August 2020 but this may now be delayed by a few months.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.7	Talbot Mill, Froom Street	Chorley	Chorley	07/01426/FULMAJ; 11/00875/FULMAJ	149	149	0	0	149	0	Land remediation and contamination works started in 2015 however construction of the dwellings has not yet commenced. There is no evidence that the site will come forward in the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.8	Botany Bay/Great Knowley, Blackburn Road	Chorley	Chorley	17/00714/OUTMAJ; 17/00716/OUTMAJ	288	288	0	0	288	0	The site has outline planning permission for 288 dwellings. There is no evidence that the site will come forward in the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.16	Former Initial Textile Services bounded by Botany Brow and Willow Road	Chorley	Chorley	11/00871/FULMAJ; 12/01015/FULMAJ; 13/00993/FULMAJ; 14/01225/MNMA; 15/00028/FUL; 16/00053/FUL	43	33	0	10	33	33	33 dwellings left to be built at 1st April 2020, none of which were under construction. The developer has advised that the remaining dwellings should be completed within the next 3 years.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.8	Calder House and Rydal House, Highfield Road North	Chorley	Chorley	17/00438/FULMAJ	14	4	8	2	12	12	12 dwellings left to be built at 1st April 2020, 8 of which were under construction. It is estimated that all of these dwellings will be completed by the second year of the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	12/00941/OUTMAJ; 13/00803/OUTMAJ; 13/00822/REMMAJ; 14/00541/REM; 14/00867/REM; 14/01003/REMMAJ; 15/00664/REMMAJ; 16/00469/REM; 17/00190/REM; 17/00403/REM	160	0	4	156	4	4	4 dwellings left to be built at 1st April 2020, all of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.31	Land North of Lancaster Lane and bounded by Wigan Road and Shady Lane	Clayton-le-Woods	Clayton-le-Woods	14/00951/OUTMAJ; 17/00369/REMMAJ	220	133	30	57	163	163	163 dwellings left to be built at 1st April 2020, 30 of which were under construction. The developer has previously advised that completion rates will be 36 dwellings a year. Actual completions for the period 2019/20 was 49 dwellings. It is therefore estimated that all of the dwellings will be completed in the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.31	Land adjoining Cuedden Residential Park, Nell Lane	Clayton-le-Woods	Clayton-le-Woods	19/00417/FULMAJ	115	115	0	0	115	22	Site works commenced in February 2020. The development has been delayed by several months but the developer has advised that construction of the first phase of the development (22 dwellings) is expected to be completed within 12-18 months of work resuming. The developer does not currently own the remaining land therefore they are unable to advise when the remaining parcels will be completed. The remaining dwellings have therefore not been included in the five year supply.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.36	Coppull Enterprise Centre, Mill Lane	Coppull	Coppull	16/00656/FULMAJ	75	28	11	36	39	39	39 dwellings left to be built at 1st April 2020, 11 of which were under construction. The developer has advised that the development was due to be completed by the end of 2020 however given the current situation completion will be delayed.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.39	Land surrounding 89 Euxton Lane	Euxton	Euxton	16/00380/OUTMAJ; 17/00356/REMMAJ	140	6	20	114	26	26	26 dwellings left to be built at 1st April 2020, 20 of which were under construction. The developer has previously advised that all dwellings are expected to be completed by the end of 2020.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.40	Land 10m South of Dunrobin Drive	Euxton	Euxton	18/01211/FULMAJ	51	51	0	0	51	51	Development of the site had not started at 1st April 2020. The developer has advised that the development is due to commence in May 2020 however this may be delayed due to the current situation. The development is expected to be completed within 2 years.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.42	Playing field to the rear of Greenside	Euxton	Euxton	19/00361/FULMAJ	36	36	0	0	36	36	Development of the site had not started at 1st April 2020. The developer has advised that all these dwellings are due for completion in 2021/22.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.43A	Land adjacent to Lady Cross Drive	Whittle-le-Woods	Whittle-le-Woods	17/00377/OUTMAJ	12	12	0	0	12	0	The site has outline planning permission for 12 dwellings. There is no evidence that the site will come forward in the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.43B	Land bounded by Town Lane and Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	13/01055/OUTMAJ 19/00830/REMMAJ	53	53	0	0	53	53	Development of the site had not started at 1st April 2020. The developer has advised that the purchase of the site is due to complete by the end of June and the development is expected to take two and a half years. It is estimated that all dwellings will be completed in the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.43C	Land west of Leatherlands Farm, Moss Lane	Whittle-le-Woods	Whittle-le-Woods	14/00900/OUTMAJ; 16/00247/FULMAJ	34	0	13	21	13	13	13 dwellings left to be built at 1st April 2020, all of which were under construction. It is expected that these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
HS1.53	JF Electrical, Little Quarry, Hill Top Lane	Whittle-le-Woods	Whittle-le-Woods	12/01134/OUTMAJ	85	85	0	0	85	0	A reserved matters planning application is currently under consideration. However, there is uncertainty about the deliverability of this site due to issues relating to filling works. It has therefore not been included in the five year supply.	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
DWELLING TOTALS					2059	1161	129	769	1290	663		PLOT TOTALS	0	BASE PERIOD PLOT TOTALS	BP1 = 0	BP2 = 0

SITES OF 10 OR MORE DWELLINGS WITH PLANNING PERMISSION																	
LPA Site Ref	Site Address	Settlement	Parish	Application No.	Dwellings Permitted	Dwellings Not started	Dwellings U/C	Dwellings Completed	Dwellings left to be built	Total Deliverable until 2021-2025	LPA Comments	Evidence of Self-Building Plots Secured?	No. of Plots Secured	What evidence is available in application material?	Does it count towards demand	Which Base Period	
2642	White Bear Marina, Park Road	Adlington	Adlington	10/00812/FULMAJ	48	19	0	29	19	0	This permission relates to the change of use of 48 leisure moorings to residential moorings. 29 moorings had become residential by 1st April 2020. There is uncertainty over the deliverability of the remaining moorings therefore they have not been included in the five year supply.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3491	Fairclough House, Church Street	Adlington	Adlington	19/00840/P3PAJ	56	56	0	0	56	56	Development of the site had not started at 1st April 2020. It is estimated that the development will be completed by the required date which is 15th November 2022.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3125	Land 200m North of Derian House, Euxton Lane	Chorley	Chorley	15/00224/OUTMAJ	125	125	0	0	125	122	The site has outline planning permission for 125 dwellings. A reserved matters planning application for 122 dwellings was approved on 14th January 2020 subject to a revised s106 agreement being signed. The developer has advised that the site is scheduled to commence in July 2020 and it is a 3 year build programme. 2 dwellings left to be built at 1st April 2020 which had not started. It is estimated that these dwellings will be completed in the second year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots. RM consent CIL form states not claiming self-build relief.	No	N/A	
3300	St George's House, St George's Street	Chorley	Chorley	17/00276/P3PAJ, 17/00270/FUL, 17/00467/FUL, 18/00341/FUL	13	2	0	11	2	2	All dwellings were under construction at 1st April 2020. It is estimated that all of these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3341	Chorley and South Ribble District Purchasing Team Government Offices, Peter Street	Chorley	Chorley	17/00929/P3PAJ	14	0	14	0	14	14	All dwellings were under construction at 1st April 2020. It is estimated that all of these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3348	5-9 Queens Road	Chorley	Chorley	17/00490/FULMAJ	18	18	0	0	18	18	The site had been cleared at 1st April 2020 but construction of the dwellings had not started. It is estimated that all of these dwellings will be completed in the second year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3354	Land adjacent to 13 and 15 Halliwell Street	Chorley	Chorley	17/00962/FULMAJ	10	0	10	0	10	10	All dwellings were under construction at 1st April 2020. It is estimated that all of these dwellings will be completed in the first year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3475	Alfreds Court, Market Street	Chorley	Chorley	19/00145/FULMAJ	25	25	0	0	25	25	The development had not started at 1st April 2020. It is estimated that all of these dwellings will be completed by the third year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots. CIL form states not claiming self-build relief.	No	N/A	
3485	Haslem Printers Ltd, Standish Street	Chorley	Chorley	19/00090/FULMAJ	48	48	0	0	48	48	The development had not started at 1st April 2020. The agent has advised that the scheme will be amended and a new planning application submitted and estimates completion in 2022/23.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3486	Brook House Hotel, 662 Preston Road	Clayton Brook/ Green	Clayton-le-Woods	19/00075/FULMAJ	14	14	0	0	14	14	The development had not started at 1st April 2020. It is estimated that all of these dwellings will be completed by the third year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
2933	Bank Hall, Bank Hall Drive	Other Rural	Bretherton	09/01021/FULMAJ	35	23	12	0	35	35	35 dwellings left to be built at 1st April 2020, 12 of which were under construction which relate to the conversion of the hall to 12 dwellings. It is estimated that these dwellings will be completed in the first year of the five year period. The remaining 23 are new build dwellings in the grounds of the hall. It is estimated that these dwellings will be completed in the third year of the five year period following completion of the hall conversion.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
2933	127A Station Road	Other Rural	Croston	12/00942/FUL, 14/00315/FUL, 15/00953/FULMAJ, 15/01040/OUT, 16/01032/REM, 16/00293/FUL, 18/00773/FUL	12	2	0	10	2	2	2 dwellings left to be built at 1st April 2020 which had not started. It is estimated that these dwellings will be completed in the second year of the five year period.	Yes	1	Application material indicates that one of the 12 dwellings under 15/00953/FULMAJ is a self-build	No as it was granted prior to the end of Base Period 1 so fails to meet the time for Compliance Regulations	N/A	
3219	Gleadhill House Stud, Gleadhill House, Dawbers Lane	Other Rural	Euxton	16/00633/OUTMAJ, 17/00806/REMMAJ, 17/01172/REM, 17/01173/REM, 17/01174/REM, 17/01175/REM, 18/00166/REM, 18/00448/REM, 18/00825/REM, 18/00854/REM, 18/01186/REM	12	0	2	10	2	2	2 dwellings left to be built at 1st April 2020, both of which were under construction. It is estimated that these dwellings will be completed in the first year of the five year period.	Yes	12	Application 16/00633/OUTMAJ is for 12 self-build homes secured by legal agreement	Yes	BP1	
3419	Goodyear Business Park, Gorse Lane	Other Rural	Mawdesley	17/01097/REMMAJ	56	36	17	3	53	53	53 dwellings left to be built at 1st April 2020, 17 of which were under construction. Assuming a completion rate of 30 dwellings a year the development would be completed in the second year of the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
2955	Chimney and Building, Withnell Fold Mill, Withnell Fold	Other Rural	Withnell	12/00084/FULMAJ	37	37	0	0	37	0	The development had not started at 1st April 2020. The planning permission included conversion of part of the mill to an office which has been completed therefore the permission remains extant. There is uncertainty about whether the residential part of the development will come forward therefore it has not been included in the five year supply.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3074	Withnell Hall, Formerly Lake View Nursing Home, Chorley Road	Other Rural	Withnell	14/00098/FUL, 16/00697/FULMAJ, 19/00173/FUL	14	1	8	5	9	9	9 dwellings left to be built at 1st April 2020, 8 of which were under construction. It is estimated that all of these dwellings will be completed in the first year of the five year period.	Yes	1	Application material indicates that one of the 14 dwellings under 19/00173/FUL is a self-build	Yes	BP1	
3114	Star Paper Mill, Moulden Brow, Feliscowles	Other Rural	Withnell	15/00473/OUTMAJ	25	25	0	0	25	0	The site falls mainly within the borough of Blackburn with Darwen with a small part located in Chorley borough. It has outline planning permission for up to 500 dwellings, 25 of which were proposed in Chorley. A reserved matters planning application is currently under consideration which includes 22 dwellings in Chorley. There is no evidence that these dwellings will be built in the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
3483	Lucas Green, Lucas Lane	Whittle-le-Woods	Whittle-le-Woods	18/00367/OUTMAJ	10	10	0	0	9	0	One dwelling is to be demolished therefore the net number of dwellings is 9. There is no evidence that the site will come forward in the five year period.	No	0	No condition or legal agreement securing any units as serviced plots.	No	N/A	
DWELLING TOTALS					572	441	63	68	503	410		PLOT TOTALS		14	BASE PERIOD PLOT TOTALS		BP1 = 13 BP2 = 0

SITES OF LESS THAN 10 DWELLINGS WITH PLANNING PERMISSION												
LPA Site Ref	Site Address	Proposal	Settlement	Parish	Application No.	Dwellings Permitted (Gross)	Dwellings Left to be Built (Net)	Evidence of Self-Build or Custom Housebuilding Plots Secured?	No. of Plots Secured	What evidence is available in application material?	Does it count towards demand	Which Base Period
3162	Land 20m West of 6 Ellerbeck View, Castle House Lane	Demolition of existing buildings, erection of 6 dwellings and change of use of existing office to bungalow	Adlington	Adlington	16/00075/FUL	7	7	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3181	59 Church Street	Erection of dwelling	Adlington	Adlington	17/00888/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3447	169-171 Chorley Road	Change of use from dwelling and post office to funeral directors and 3 flats	Adlington	Adlington	18/01093/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3462	Land rear of 24-26 Westhoughton Road	Erection of 7 dwellings	Adlington	Adlington	18/00191/FUL	7	7	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3489	1-3 Market Street	Change of use from restaurant to retail and offices on ground floor and 3 flats on first floor	Adlington	Adlington	19/00872/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3105	Hole House Farm, Chorley Road	Demolition of existing farmhouse and outbuildings and erection of 6 dwellings	Adlington	Heath Charnock	15/00556/OUT 18/00060/FUL	6	5	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3429	113 Chorley Road	Erection of replacement dwelling	Adlington	Heath Charnock	18/00140/FUL	1	0	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2629	21 Yarrow Road	Change of use of the ground floor from shop to residential	Chorley	Chorley	10/00655/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2633	6 Weldbank Street	Demolition of existing extension and erection of new dwelling	Chorley	Chorley	10/00751/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2804	The Builders Yard, Froom Street	Erection of 4 dwellings	Chorley	Chorley	12/00059/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2826	Land including Grafton House and The Courtyard, Anderton Street	Change of use from office/storage accommodation to 3 dwellings	Chorley	Chorley	12/00407/FUL	3	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3122	Land adjoining 43 Weldbank Lane	Outline application for the erection of 2 dwellings	Chorley	Chorley	15/00982/OUT 19/00040/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3213	The Moor Inn, 26 Moor Road	Demolition of the Moor Inn and erection of 8 apartments	Chorley	Chorley	16/00953/OUT 17/01160/REM	8	8	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3309	125 Market Street	Change of use of second floor from storage to apartment	Chorley	Chorley	17/00331/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3321	41 Cunliffe Street	Change of use from GP surgery to 5 flats	Chorley	Chorley	17/00635/FUL	5	5	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3333	63 Lakeland Gardens	Erection of 4 apartments	Chorley	Chorley	17/00802/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3369	23 Guildford Avenue	Demolition of extension and erection of dwelling	Chorley	Chorley	18/00061/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3410	Masons Arms, 98 Harpers Lane	Conversion of living accommodation at first floor to 2 flats	Chorley	Chorley	18/00340/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3411	Chorley Valeting Services, 86 Anderton Street	Erection of 2 dwellings	Chorley	Chorley	18/00164/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3417	1 Queens Road	Change of use from solicitors to 3 flats	Chorley	Chorley	18/00603/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3425	61-69 Clifford Street	Demolition of building and erection of 3 storey building comprising retail and 4 apartments	Chorley	Chorley	17/01081/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3438	31 Long Meadows	Erection of dwelling	Chorley	Chorley	18/00765/FUL 19/00126/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3448	42 Park Road	Conversion of dwelling to 4 flats	Chorley	Chorley	18/01163/FUL	4	3	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3451	5 Glamis Drive	Demolition of garages and carport and erection of bungalow	Chorley	Chorley	18/00331/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3453	Smith Cottage, 2 West Bank	Prior approval for change of use from offices to dwelling	Chorley	Chorley	19/00081/P3PAJ	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3454	Land rear of 63 and 67 Bolton Road	Erection of 4 dwellings	Chorley	Chorley	18/00586/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3468	Hop Pocket Car Park, Carr Lane	Erection of 8 dwellings	Chorley	Chorley	18/00855/FULMAJ	8	8	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3488	97 Market Street	Change of use of first floor from storage to flat	Chorley	Chorley	19/00898/COU	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3496	2 Harrington Road	Change of use from nursery to dwelling	Chorley	Chorley	19/01013/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3497	38 Park Road	Change of use from dental surgery to 3 apartments	Chorley	Chorley	19/01007/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3499	8 Hollinshead Street	Change of use from dwelling to HMO	Chorley	Chorley	19/00970/FUL	0	-1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3503	Former Mormon Church, Water Street	Erection of 8 dwellings	Chorley	Chorley	19/00909/OUTMAJ	8	8	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3508	24 Blackstone Road	Prior approval for change of use from fish and chip shop to dwelling	Chorley	Chorley	20/00006/P3PAN	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A

2558	Lilac Mount, 704 Preston Road	Erection of 3 bungalows	Clayton Brook/Green	Clayton-le-Woods	09/00463/FUL	3	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3355	715 Preston Road	Demolition of existing structures and erection of 2 dwellings	Clayton Brook/Green	Clayton-le-Woods	17/00869/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3305	Bethmond, Wigan Road	Erection of replacement dwelling	Clayton-le-Woods	Clayton-le-Woods	16/01180/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3416	152 Mendip Road	Change of use from office to dwelling	Clayton-le-Woods	Clayton-le-Woods	18/00637/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
815	Rear of 66-74 Mill Lane	Erection of 2 dwellings	Coppull	Coppull	91/00222/OUT 93/00750/FUL	2	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
1682	Rear of 42-44 Mill Lane	Erection of 2 dwellings	Coppull	Coppull	00/00190/OUT 00/00701/FUL	2	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2625	151 Preston Road	Erection of bungalow	Coppull	Coppull	10/00529/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3102	1 Darlington Street	Demolition of garage and erection of 2 flats	Coppull	Coppull	12/00270/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3313	108 Spendmore Lane	Erection of dwelling	Coppull	Coppull	17/00214/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3318	122 Chapel Lane	Demolition of dwelling and outbuildings and erection of 4 dwellings	Coppull	Coppull	17/00529/OUT	4	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3345	83 Clayton Gate	Erection of replacement dwelling	Coppull	Coppull	17/00742/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3359	Land rear of 60 Clancutt Lane	Erection of dwelling	Coppull	Coppull	17/01091/FUL 18/00731/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3412	Land between Wheatsheaf Hotel and 2 Chapel Lane	Erection of dwelling	Coppull	Coppull	18/00118/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3490	Moss House Barn, Coppull Moor Lane	Change of use of barn to dwelling	Coppull	Coppull	19/00855/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3024	Land to the south west of Ricmarlo, Preston Nook	Erection of 3 dwellings	Eccleston	Eccleston	14/00550/OUT 15/00719/FUL 16/00667/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3064	Land adjacent Lower House Cottage, Towngate	Erection of dwelling	Eccleston	Eccleston	13/00675/FUL 15/00080/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	No as it pre-dates the end of Base Period 1 so falls the Time for Compliance Regulations	N/A
3227	Land North of Railway Public House	Erection of 9 dwellings	Euxton	Euxton	15/01092/OUT 19/00906/REM	9	9	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3315	Pear Tree Farm, Pear Tree Lane	Demolition of farmhouse and erection of 3 dwellings	Euxton	Euxton	16/01184/FUL	3	3	Yes	1	CIL Form states that CIL self-build exemption is being applied for 1 of the 3 units	Yes	BP1
3465	121 Wigan Road	Erection of dwelling	Euxton	Euxton	19/00336/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3482	Euxton Mills Hotel, Wigan Road	Erection of dwelling	Euxton	Euxton	19/00141/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3500	Land adjacent to 15 Greenside	Demolition of garage and erection of dwelling	Euxton	Euxton	19/00964/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP2
3112	Hudora Kennels, The Common	Demolition of cattery building and erection of bungalow	Other Rural	Adlington	14/01051/FUL 18/00920/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3436	Garwood, Bolton Road	Demolition of stables and erection of dwelling	Other Rural	Anderton	18/00860/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3445	Throstle Nest Farm, Bolton Road	Demolition of stables and garages and erection of dwelling	Other Rural	Anderton	18/01221/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3329	Boundary Farm, Doles Lane	Change of use of stables to dwelling	Other Rural	Bretherton	17/00707/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3343	Pompian Brow Farm, Pompian Brow	Change of use of outbuilding to dwelling	Other Rural	Bretherton	17/00879/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3418	Land 15m North of 1 Elm Cottage, Pompian Brow	Erection of dwelling	Other Rural	Bretherton	18/00165/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3472	Norris's Farm, North Road	Change of use of stable building to dwelling	Other Rural	Bretherton	18/00914/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3502	Stoat Hall Fisheries, Back Lane	Demolition of buildings and erection of dwelling	Other Rural	Bretherton	19/00969/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3509	Barn off North Road	Change of use from barn to dwelling	Other Rural	Bretherton	19/00696/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2820	Brindle Waterworks House, Pippin Street	Demolition of former redundant above ground reservoir building and erection of dwelling	Other Rural	Brindle	12/00363/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3356	Head O'th Marsh Farm, Sandy Lane	Change of use of barn to 2 dwellings	Other Rural	Brindle	17/00861/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3401	Tullis Farmhouse Barn, Sandy Lane	Change of use of barn to dwelling	Other Rural	Brindle	18/00097/FUL 19/00705/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3476	Anderview Farm, Hill House Lane	Prior approval for change of use of agricultural building to dwelling	Other Rural	Brindle	19/00718/P3PAO	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3492	Leigh Farm, Marsh Lane	Change of use of barns to 4 dwellings	Other Rural	Brindle	19/00623/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2348	69 Charter Lane	Demolition of existing dwelling and erection of 2 dwellings	Other Rural	Charnock Richard	08/00471/FUL 10/00298/FUL	2	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2506	Annbray, 29 Charter Lane	Erection of 2 dwellings following demolition of existing bungalow	Other Rural	Charnock Richard	09/00016/OUT 11/00599/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A

2709	94 Chorley Lane	Erection of 2 dwellings	Other Rural	Charnock Richard	10/00993/OUT 14/00510/OUT 16/00316/FUL	2	2	No	0	CIL form states that CIL self-build exemption not being applied for so indicates that scheme is not self-build	No	N/A
2743	Brook House Farm, Brook Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	11/00804/FUL 12/00157/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2843	94 Chorley Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	12/00771/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3117	27 Charter Lane	Erection of 2 dwellings	Other Rural	Charnock Richard	15/00863/OUT 16/00327/REM 13/01145/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3140	Fishers Farm, Delph Lane	Demolition of equestrian buildings and erection of 3 dwellings	Other Rural	Charnock Richard	15/00991/FUL 18/01206/FUL 18/00458/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3200	71 Town Lane	Erection of replacement dwelling	Other Rural	Charnock Richard	16/00903/FUL 17/00488/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3331	Land to the rear of Whittle Bar Cottage, Preston Road	Demolition of stables, tack room and stores and erection of dwelling	Other Rural	Charnock Richard	17/00683/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3366	Charnock Brow Barn, Preston Road	Change of use of golf course storage building to dwelling	Other Rural	Charnock Richard	17/01223/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3461	Pemberton House Farm, Park Hall Road	Demolition of existing dwelling and stables and erection of 6 dwellings	Other Rural	Charnock Richard	18/00416/OUT	6	5	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3463	Gate House, Preston Road	Erection of dwelling	Other Rural	Charnock Richard	19/00484/PIP	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3471	Roseneath, Preston Road	Change of use from guest house to dwelling	Other Rural	Charnock Richard	19/00457/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3494	Lancaster House Farm, Preston Road	Demolition of buildings and erection of 6 dwellings	Other Rural	Charnock Richard	18/00704/OUT	6	6	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3430	Higher Healey Farm, Higher House Lane	Erection of agricultural workers dwelling	Other Rural	Chorley	16/01021/OUT 19/00140/REM	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3316	Hawksclough Farm, Preston Road	Change of use of 2 barns to 2 dwellings	Other Rural	Clayton-le-Woods	16/01194/FUL 16/01195/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3418	West Levens, Moss Lane	Erection of dwelling	Other Rural	Clayton-le-Woods	18/00530/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2105	Highfield Farm, Jolly Tar Lane	Erection of replacement dwelling	Other Rural	Coppull	05/00188/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3111	Preston Road Methodist Church, Preston Road	Demolition of church and erection of 2 dwellings	Other Rural	Coppull	14/00969/OUT 18/00579/REM	2	2	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3115	Loves Tenement Farm, Burgh Lane	Change of use of barn to dwelling	Other Rural	Coppull	15/00488/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3180	Highfield House, Jolly Tar Lane	Erection of replacement dwelling	Other Rural	Coppull	16/00622/FUL 19/01098/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3187	84 Clancutt Lane	Erection of replacement dwelling	Other Rural	Coppull	16/00743/FUL 19/00405/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3228	Coppull Moor Lane Nurseries, Coppull Moor Lane	Erection of dwelling	Other Rural	Coppull	15/01098/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
1716	Croston Hall Stables, Grape Lane	Erection of dwelling including change of use of existing stable block	Other Rural	Croston	00/00488/COU 04/01443/FUL 15/00540/FULMAJ	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	No as it pre-dates the end of Base Period 1 so fails the Time for Compliance Regulations	N/A
3124	The Mill Hotel, Moor Road	Demolition of hotel and restaurant and erection of 4 dwellings	Other Rural	Croston	14/00761/OUTMAJ 16/00452/OUTMAJ 19/00733/FUL 19/00735/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3193	Land between 55 and 61 Moor Road	Erection of dwelling	Other Rural	Croston	16/00824/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3206	Drinkhouse Farm, Drinkhouse Road	Prior approval for change of use of agricultural building to dwelling and demolition of agricultural buildings and erection of 4 dwellings	Other Rural	Croston	16/01102/P3PAO 16/00601/FUL 18/01040/FUL	5	5	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3336	Withington Barn Farm, Finney Lane	Change of use of barn to dwelling	Other Rural	Croston	17/00592/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3400	Land 35m South West of Moor Road	Demolition of stables and erection of dwelling	Other Rural	Croston	17/01219/FUL 19/00842/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP2
3467	Moss Farm, Moss Lane	Change of use of redundant agricultural building to dwelling	Other Rural	Croston	19/00157/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3493	Hey House Barn, Drinkhouse Road	Change of use of garage to dwelling	Other Rural	Croston	19/00426/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3460	Berkeley Farm, Shady Lane	Demolition of storage barn and outbuildings and erection of 2 dwellings and conversion of stables to dwelling	Other Rural	Cuerden	18/00813/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3142	High Heyes Farm, Langton Brow	Demolition of kennels/workshop and erection of dwelling	Other Rural	Eccleston	15/01085/FUL 17/00539/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3145	Lydiat Farm, 12 Lydiat Lane	Demolition of existing buildings and erection of 2 dwellings and prior approval for change of use of agricultural building to dwelling	Other Rural	Eccleston	16/00007/OUT 16/00964/P3PAO 18/00636/OUT 19/00911/P3PAO	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3191	Stables West of Verona, Wrennals Lane	Demolition of store and stables and erection of bungalow	Other Rural	Eccleston	16/00668/FUL 17/00780/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3308	1 Lydiat Lane	Demolition of garage and erection of dwelling	Other Rural	Eccleston	16/01047/OUT	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1

3312	Sarscow Farm, Sarscow Lane	Change of use of barn to dwelling	Other Rural	Eccleston	17/00239/FUL	1	1	No	0	CIL form indicates that CIL self-build exemption not being applied for so indicates that scheme is not self-build	No	N/A
3415	Land South West of Glendale, Tinklers Lane	Erection of dwelling	Other Rural	Eccleston	17/01076/OUT 19/01026/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3431	Trigfan, Parr Lane	Demolition of buildings and erection of 2 dwellings	Other Rural	Eccleston	17/00538/FUL 19/00462/FUL	2	2	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3079	The Barn, Dean Hall Lane	Change of use of barn to dwelling	Other Rural	Euxton	15/00058/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3311	Wyndburgh, Runshaw Lane	Change of use of agricultural barn to dwelling	Other Rural	Euxton	17/00269/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3342	Dene Cottage, Pear Tree Lane	Demolition of garage and outbuilding and erection of dwelling	Other Rural	Euxton	17/00911/OUT 18/01174/REM	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3440	Euxton Mill, Dawbers Lane	Erection of 8 self build dwellings	Other Rural	Euxton	15/00162/OUT/MAJ 18/01150/REM 18/01193/REM 19/00096/REM 19/00221/REM 19/00624/REM	8	8	Yes	8	Provision of serviced plots for self-build secured by legal agreement and conditions.	Yes	BP1
3484	Land adjacent to 33A Washington Lane	Demolition of stables and erection of dwelling	Other Rural	Euxton	19/00672/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3119	Moody House, Higher House Lane	Change of use of agricultural building to dwelling	Other Rural	Heapey	15/00894/P3PAO	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3133	Morris Farm, Hollin Lane	Change of use of barn to dwelling	Other Rural	Heapey	14/01303/FUL 18/01191/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3225	Chorley Equestrian Centre, Higher Garstang House Farm	Change of use of barn to dwelling and erection of dwelling	Other Rural	Heapey	17/00003/FUL 17/00382/FUL 18/00262/FUL	2	2	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3367	West View, Chapel Lane	Erection of replacement dwelling	Other Rural	Heapey	17/01183/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3466	Higher White Coppice Farm, Coppice Lane	Demolition of part of mixed use building and erection of dwelling	Other Rural	Heapey	19/00329/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3511	Fig Tree House, Tanhouse Lane	Change of use of barn to dwelling	Other Rural	Heapey	20/00015/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2961	26 Long Lane, Heath Charnock	Erection of adapted dwelling for disabled relative	Other Rural	Heath Charnock	13/00631/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3212	Land adjacent Gilbertson Road, Rawlinson Lane	Demolition of stables and erection of dwelling	Other Rural	Heath Charnock	16/00905/FUL 19/00002/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3332	Arnsdale, Long Lane	Erection of replacement dwelling	Other Rural	Heath Charnock	17/00412/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3337	Liptrot Farm, Gilbertson Road	Demolition of equestrian centre and erection of 3 dwellings	Other Rural	Heath Charnock	17/00483/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3346	Land North of 125 Rawlinson Lane	Demolition of stables and erection of dwelling	Other Rural	Heath Charnock	17/00719/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3363	Lonsdale Farm, Slacks Lane	Demolition of workshop and stables and erection of 2 dwellings	Other Rural	Heath Charnock	17/01170/OUT 18/00472/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3474	The Ridges, Weavers Brow	Subdivision of dwelling to 2 dwellings	Other Rural	Heath Charnock	19/00479/FUL	2	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
2418	Agricultural buildings at Howe Brook Farm, Bannister Green	Change of use of agricultural buildings and derelict cottage to 2 dwellings	Other Rural	Heskin	07/01340/FUL 12/00915/FUL 12/00917/FUL 19/00737/FUL	2	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3103	Town Lane Farm, Town Lane	Demolition of existing stables and erection of dwelling	Other Rural	Heskin	14/00982/FUL 17/00599/FUL	2	2	Yes	1	CIL Form states that CIL self-build exemption is being applied for 1 of the 2 units	Yes	BP1
3422	81 Wood Lane	Demolition of garages and outbuildings and erection of 2 dwellings	Other Rural	Heskin	18/00598/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3479	Spencer House Farm, Town Lane	Change of use from coach house to dwelling	Other Rural	Heskin	19/00432/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3507	Wilbeth, Wrennals Lane	Demolition of stables, storage sheds and outbuildings and erection of 2 dwellings	Other Rural	Heskin	19/01148/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3148	Sandall Cottage, Riley Green	Erection of replacement dwelling	Other Rural	Hoghton	15/00570/FUL 18/00971/FUL	1	0	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3195	Braemar, Cripple Gate Lane	Erection of dwelling	Other Rural	Hoghton	16/00860/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3360	Oakmount, Gib Lane	Erection of replacement dwelling	Other Rural	Hoghton	17/01156/FUL	1	0	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3437	The Shuttle Shop, Viaduct Road	Change of use from shop to dwelling	Other Rural	Hoghton	18/00832/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3444	Barracks Farm, 1 Chapel Lane	Demolition of buildings and erection of 3 dwellings, change of use of shippon to dwelling and conversion of farmhouse to 2 dwellings	Other Rural	Hoghton	18/00894/FUL 19/00903/FUL	6	5	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3477	The Post Office, The Straits	Erection of dwelling	Other Rural	Hoghton	19/00620/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3481	Straits Farm, The Straits	Change of use of barn and shippon to dwelling and erection of 6 dwellings	Other Rural	Hoghton	19/00618/FUL 19/00619/FUL 19/00944/FUL 19/00943/FUL	7	7	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2917	Land between Grange House and Glen Haffy, Smithy Lane	Erection of dwelling	Other Rural	Mawdesley	12/01206/OUT 15/00025/REM	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3147	Brookside, Hall Lane	Erection of replacement dwelling	Other Rural	Mawdesley	15/00322/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A

3178	Clanranald, Blue Stone Lane	Prior approval for change of use of agricultural building to dwelling or demolition of agricultural building and erection of dwelling	Other Rural	Mawdesley	16/00415/P3PAO 18/00014/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3190	Rigby's Garage, Blue Stone Lane	Demolition of garage and erection of 4 dwellings	Other Rural	Mawdesley	16/00591/FULMAJ 16/01158/FUL 19/00556/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3222	Lynric Farm, Blue Stone Lane	Demolition of buildings and erection of 5 dwellings and erection of replacement dwelling	Other Rural	Mawdesley	16/01061/FUL 17/00770/FUL 18/001077/FUL 18/00257/FUL 18/00534/FUL 19/00271/FUL 19/00419/FUL 19/00629/FUL	6	5	Yes	2	CIL Form states that CIL self-build exemption is being applied for 2 of the 6 units	Yes	BP1
3302	Salt Pit Cottage, Salt Pit Lane	Demolition of outbuildings and erection of dwelling	Other Rural	Mawdesley	17/00159/OUT 17/01154/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3352	The Willows Farm, Smithy Lane	Change of use of barn to dwelling	Other Rural	Mawdesley	17/01144/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3361	Tannersmith Farm, Tannersmith Lane	Demolition of storage buildings and erection of dwelling	Other Rural	Mawdesley	17/01184/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3404	Woodlands, Bentley Lane	Erection of replacement dwelling	Other Rural	Mawdesley	18/00291/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3413	Rose Villa, Smithy Lane	Change of use of stables to dwelling	Other Rural	Mawdesley	18/00572/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3432	Tannersmith Cottage, Tannersmith Lane	Change of use of outbuilding to dwelling	Other Rural	Mawdesley	18/00799/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3434	Jay Bank House, Jay Bank	Demolition of buildings and erection of dwelling	Other Rural	Mawdesley	18/00708/FUL 19/00335/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3439	67 Gorsey Lane	Demolition of garages, store and stables and erection of dwelling	Other Rural	Mawdesley	18/00361/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3446	Whitegates, 75 Gorsey Lane	Erection of dwelling	Other Rural	Mawdesley	18/01212/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3450	Tooties Farm, Bentley Lane	Erection of an agricultural workers dwelling	Other Rural	Mawdesley	18/01004/OUT 19/00999/REM	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP2
3455	The Hillocks, Blue Stone Lane	Demolition of stable block and sheds and erection of dwelling	Other Rural	Mawdesley	18/00137/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3456	Church Farm Livery Stables, High Street	Demolition of existing livery stables and associated outbuildings and erection of 3 dwellings and new livery stables	Other Rural	Mawdesley	19/00214/FUL	3	3	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3473	The Clyde, Bradshaw Lane	Change of use of outbuilding to dwelling	Other Rural	Mawdesley	19/00565/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3506	Wrennalls House, Ridley Lane	Erection of bungalow	Other Rural	Mawdesley	19/01175/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2852	Morris Barn, Dean Head Lane	Conversion of barn to dwelling	Other Rural	Rivington	12/00949/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3128	Moses Cockers Farm, Sheep House Lane	Change of use, part demolition and extension of barn to form dwelling	Other Rural	Rivington	15/00972/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2512	267 Southport Road	Erection replacement dwelling	Other Rural	Ulmes Walton	09/00151/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3324	Land Between 35 and 37 Wray Crescent	Erection of 2 dwellings	Other Rural	Ulmes Walton	17/00569/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3420	Land 70m South of Garstang Farm, Ulmes Walton Lane	Erection of rural workers dwelling	Other Rural	Ulmes Walton	17/00940/OUT 19/00535/REM	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3423	Dorbaricia, Ulmes Walton Lane	Change of use of barn to dwelling	Other Rural	Ulmes Walton	18/00396/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3501	Land to the rear of Forge Cottage, Flag Lane	Change of use of garage to dwelling	Other Rural	Ulmes Walton	19/01061/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
2901	Close Gate Farm and land to rear Buckholes Lane, Wheelton	Erection of replacement dwelling	Other Rural	Wheelton	12/01158/FULMAJ	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3073	Land between 386 and 392 Blackburn Road	Outline application for erection of 2 dwellings	Other Rural	Wheelton	14/00601/OUT 18/00240/REM	2	2	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3405	Wheelton Lodge Farm, Harbour Lane	Prior approval for change of use of agricultural building to dwelling and change of use of barns and shippon to dwelling OR demolition of buildings and erection of dwelling	Other Rural	Wheelton	17/01093/P3PAO 18/00121/FUL 18/00947/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3427	Land to the rear of 378-386 Blackburn Road	Erection of 8 dwellings	Other Rural	Wheelton	16/00575/OUT	8	8	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3470	Workshop adjacent to 1A Victoria Street	Change of use of workshop to 2 dwellings	Other Rural	Wheelton	19/00505/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3480	Blue Dye House, Brinscall Mill Road	Demolition of stables and erection of dwelling	Other Rural	Wheelton	18/01057/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3048	Waterstone House, 1A Dark Lane	Erection of 2 dwellings	Other Rural	Wheelton	14/00966/FUL 15/01185/FUL 19/01080/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A
3166	145 Town Lane	Demolition of extensions and erection of dwelling	Other Rural	Whittle-le-Woods	15/01057/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A
3334	68 Blackburn Road	Demolition of stables and store buildings and erection of dwelling	Other Rural	Whittle-le-Woods	17/00739/FUL 17/01124/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1
3344	Land adjacent to 26/28 Spring Crescent	Erection of dwelling	Other Rural	Whittle-le-Woods	17/00815/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A

3096	Brinscall Hall Farm, Dick Lane	Erection of agricultural workers dwelling and change of use of redundant barns to form 6 dwellings	Other Rural	Withnell	14/00975/FUL 14/00881/FUL	7	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3335	Old Olivers Farm, Bury Lane	Change of use of barn to dwelling	Other Rural	Withnell	17/00602/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3340	2 Ollerton Fold Farm Cottage, Ollerton Lane	Demolition of commercial dog kennel building and erection of dwelling	Other Rural	Withnell	17/00963/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1	
3351	Land adjacent to 8 Miller Avenue	Erection of 9 dwellings	Other Rural	Withnell	17/00913/OUT 17/00225/OUT 18/00800/OUT 19/01180/REM	9	9	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3403	Edge End Farm, Bolton Road	Subdivision of dwelling to form 2 dwellings	Other Rural	Withnell	18/00297/FUL	2	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3433	Moss Side Farm, Bury Lane	Change of use of outbuilding to dwelling	Other Rural	Withnell	18/00789/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP1	
3443	Workshop, Edge End Terrace, Bolton Road	Demolition of workshop and erection of 2 dwellings	Other Rural	Withnell	18/00874/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3464	26 Bolton Road	Change of use of shop with residential above to osteopath clinic on both floors	Other Rural	Withnell	19/00351/FUL	0	-1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3469	Woodsfold Saw Mill, Dole Lane	Demolition of storage building and erection of dwelling	Other Rural	Withnell	19/00522/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3510	Boardman Heights Farm, Bury Lane	Erection of agricultural workers dwelling	Other Rural	Withnell	19/00661/OUT	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP2	
2493	Land 40m East of 6 Woodside Avenue	Erection of 2 dwellings	Whittle-le-Woods	Clayton-le-Woods	07/01034/FUL	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
2867	Land adjacent Dolphin Rise, Millstone Close	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	12/01167/FUL 15/01202/FUL 18/01118/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3099	Two Corners Residential Care Home, 179 Preston Road	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	15/00601/FUL	1	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	No as it pre-dates the end of Base Period 1 so fails the Time for Compliance Regulations	N/A	
3306	2 Cliffe Drive	Demolition of garage and erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	16/01135/OUT	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3408	D & B stores, 1-3 Rock Villa Road	Prior approval for change of use of shop to dwelling	Whittle-le-Woods	Whittle-le-Woods	18/00441/P3PAN	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3428	Rose Cottage, Kem Mill Lane	Erection of dwelling	Whittle-le-Woods	Whittle-le-Woods	18/00189/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3478	Land to the rear of 173, 175 and 179 Chorley Old Road	Erection of 2 dwellings	Whittle-le-Woods	Whittle-le-Woods	19/00467/OUT	2	2	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
2202	Drinkwater Farm, Pike Lowe	Conversion of agricultural buildings to 2 dwellings	Withnell/ Brinscall	Withnell	06/00167/FUL 19/01147/FUL	2	1	Yes	1	CIL Form states that CIL self-build exemption is being applied for	Yes	BP2	
3495	St Luke's Church, Quarry Road	Change of use from church to dwelling	Withnell/ Brinscall	Withnell	19/01031/FUL	1	1	No	0	No condition or legal agreement securing any of units as serviced plots.	No	N/A	
3204	Land to the rear of 56 School Lane/Withnell Fold Old Road	Erection of 4 dwellings	Withnell/ Brinscall	Withnell	16/00714/OUT 17/00663/FUL 18/00847/FUL	4	4	No	0	No condition or legal agreement securing any of units as serviced plots. CIL form states not claiming self-build relief.	No	N/A	
DWELLING TOTALS						387	359	PLOT TOTALS		35	BASE PERIOD PLOT TOTALS		BP1 = 27 BP2 = 5