

Note for the Inspector

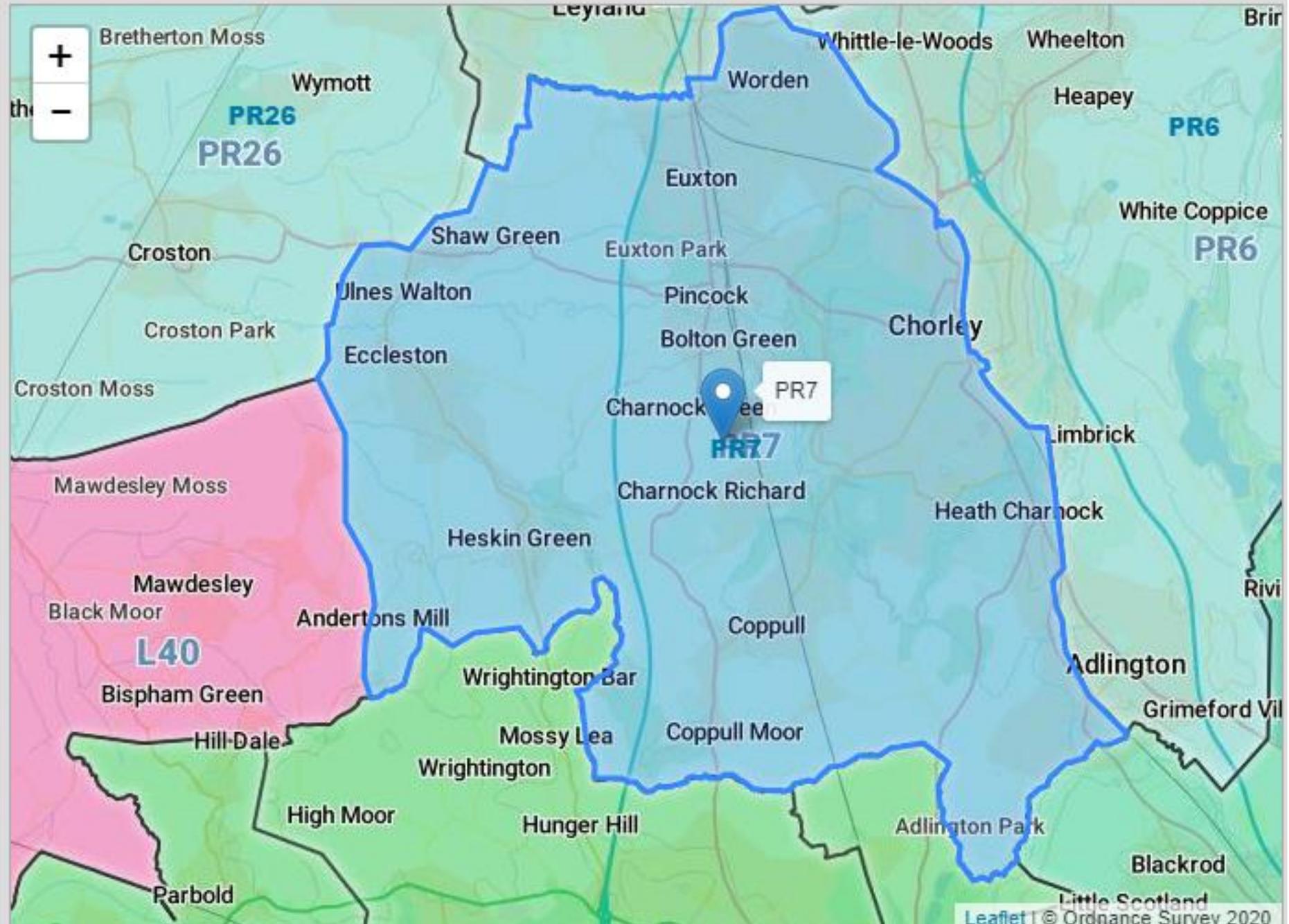
Self-Build and Custom Housebuilding Evidence of Andrew Moger BA (Hons) MA MRTPI

Custom Build Homes (Buildstore) Demand Data - 22 June 2020

1. Custom Build Homes, part of the Buildstore Group, has access to the UK's largest database of custom and self-build demand with access to a number of demand registers kept and operated by the Buildstore Group.
2. The data held against this demand population includes significant detail about the types of projects people want to build, such as the size of properties, the level of design input they want in the build and also, finances.
3. The Buildstore data referenced within the Council's own Housing Study (2020) found demand from 185 people on their Custom Build Register wishing to create their own home in Chorley and 699 people on their PlotSearch service who have indicated that they wish to build their own home or commission someone to build it for them within Chorley.
4. The Council contends that demand in Euxton has been met by virtue of 14 plots having either been delivered or issued consent (Zoe Whiteside Rebuttal paragraph 2.7). The appellant contends that the 14 plots consented demonstrate demand in the area rather than satisfy it in full. To do otherwise assumes that there will be no further demand both now and in the future.
5. The appeal site falls within the PR7 postcode area (see attached map).
6. The data provided by Custom Build Homes and drawn from the Buildstore Groups demand database (see attached email) at 22 June 2020 shows that within the PR7 postcode area there are 121 subscribers on their PlotSearch service (17% of Chorley Borough demand identified in the Housing Study (**CD7.05**) and 27 on their Custom Build Register (15% of Chorley Borough demand identified in the Housing Study) who are specifically looking to build, or commission someone to build, their own home in this area.
7. It remains my opinion that nothing less than substantial weight should be afforded to the provision of Self-Build and Custom Build homes in the determination of the appeal.

Map of the PR7 Postcode District

Explore the pr7 postcode district by using our free interactive map.



Andy Moger

From: Eve Fordyce <Eve.Fordyce@custombuildhomes.co.uk>
Sent: 22 June 2020 17:28
To: Andy Moger
Cc: Tom Connor; Ryan Blair; James Stacey
Subject: Land at Pear Tree Lane, Euxton, Chorley - Self-Build/Custom Build

Good evening Andy,

I hope you are well.

I have had a look at the figures for Euxton and based on the PR7 postcode there are **121 subscribers on the PlotSearch Register and 27 on the Custom Build Register.**

Kind regards

Eve Fordyce
Sales Negotiator

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