



# NUTFIELD GREEN PARK

SELF-BUILD AND CUSTOM  
HOUSEBUILDING NEED TOPIC PAPER

OCTOBER 2023

## Self-Build and Custom Housebuilding Needs – Topic Paper

The proposals include provision for serviced plots for self-build and custom housebuilding and this topic paper therefore examines the need for this type of housing at the local level.

### Self-Build and Custom Housebuilding

Neither the adopted Core Strategy (2008) nor the Local Plan Part 2: Detailed Policies (2014) contain any policies relating to the provision of self-build and custom housebuilding.

The emerging New Local Plan sets out at emerging Policy TLP10: Responsive Housing Strategy, that to address the need for different types, sizes and tenures, proposals should take account of the Council's most up-to-date Housing Strategy.

The Tandridge Draft Housing Strategy 2019-2023 (February 2019) includes a section on self-build and custom housebuilding and explains that a local connection test and financial solvency test was resolved to be introduced by Housing Committee in November 2017. It does not however contain an assessment of the need for self-build and custom housebuilding in Tandridge.

The impact of the introduction of such tests can be seen at figure 1 with entries onto the register for the first two Base Periods averaging 63 per annum and falling to an average of just 7 per annum for Base Periods 3 to 6 following the introduction of the tests.

*Figure 1: Tandridge District Self-Build Register*

<b>Base Period</b>	<b>No. of Individuals</b>	<b>No. of Associations of Individuals</b>	<b>Date by which demand must be met under the Statutory Duty</b>
<b>1</b> (1 April 2016 to 30 October 2016)	61	0	30 October 2019
<b>2</b> (31 October 2016 to 30 October 2017)	64	0	30 October 2020
<b>3</b> (31 October 2017 to 30 October 2018)	4 (Part 1 = 3 Part 2 = 1)	0	30 October 2021
<b>4</b> (31 October 2018 to 30 October 2019)	8 (Part 1 = 3 Part 2 = 5)	0	30 October 2022

Base Period	No. of Individuals	No. of Associations of Individuals	Date by which demand must be met under the Statutory Duty
<b>5</b> (31 October 2019 to 30 October 2020)	4 (Part 1 = 3 Part 2 = 1)	0	30 October 2023
<b>6</b> (31 October 2020 to 30 October 2021)	10 (Part 1 = 7 Part 2 = 3)	0	30 October 2024
<b>Totals</b>	<b>151</b> <b>(Part 1 = 141</b> <b>Part 2 = 10)</b>	<b>0</b>	
<b>Total Plots Required</b>	<b>151</b> <b>(Part 1 = 141</b> <b>Part 2 = 10)</b>		

Source: *Tandridge AMR (2021/2022)*

The PPG<sup>1</sup> states that local planning authorities should use the demand data from the Self-Build Register, supported by additional data from secondary sources to understand and consider future need for this type of housing in their administrative area. In doing so it also 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.

The Demand Assessment by Custom Build Homes<sup>2</sup> reports that there are 2,012 people on the wider Buildstore Group database who are looking for an opportunity to build or commission their own home in Tandridge District. Within Nutfield Parish itself, the Demand Assessment shows that there were 243 people seeking an opportunity to build or commission their own home, equivalent to 12% of the entire District-wide demand.

Other secondary data sources indicate that as many as 1,421 people may be interested in building their own home in the foreseeable future, and over the Core Strategy Plan Period between 2006 and 2026 there would be an identified need for between 900 and 1,280 plots in Tandridge. The importance of secondary data sources was recognised by Inspector

<sup>1</sup> Self-Build and Custom Housebuilding section, Paragraph 011 Reference ID: 57-011-20210208

<sup>2</sup> The enabling arm of the Buildstore Group who hold the largest database of self and custom builders in the country and operate the market leading plot search platform

Hayden in the Pear Tree Lane appeal decision<sup>3</sup> and Inspector Masters in the Bullen's Green Lane, Colney Heath appeal decision<sup>4</sup>.

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 grant planning permission for 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.

The Council relies upon the CIL self-build exemption as a proxy for actual delivery of serviced plots. In this context, it is particularly relevant to acknowledge the fact that the CIL Regulations do not correlate with the Self-Build and Custom Housebuilding legislation or the provisions of the PPG.

The result is that the Council has failed its statutory duty for Base Periods 2, 3 and 4 and appears to be on track to fail its duty for Base Period 5 as well. Across Base Periods 2 to 4 there is a cumulative shortfall in delivery of at least 33 serviced plots, which increases to 36 plots once base Period 5 is also taken into account.

### **Summary**

What is abundantly clear is that the Council need to take urgent action now to address identified demand. Sites such as the application site, providing serviced plots, are required to address both current and future demand.

The application site – providing 8 serviced plots for self-build and custom housebuilding – would address 22% of the shortfall that has accrued across Base Periods 2, 3, 4 and 5. Such provision should be afforded no less than substantial weight in the planning balance.

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<sup>3</sup> APP/D2320/W/20/3247136

<sup>4</sup> APP/B1930/W/20/3265925 and APP/C1950/W/20/3265926