

Malvern Hills District Self-Build and Custom Housebuilding Register

Progress Report

November 2023

(Updated April 2024)

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1. Introduction

- 1.1. The terms 'self-build' and 'custom build' are used to describe situations where individuals or groups are involved in creating their own home. The difference between the two is the level of personal involvement; self-build is where an individual directly organises and commissions the design and construction of their new home whereas custom build is where a developer co-ordinates the whole process for those involved.
- 1.2. Section 9 of the Housing and Planning Act 2016 defines self-build and custom housebuilding as “the building or completion by individuals, associations of individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals. It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person”.
- 1.3. The Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places a duty on Local Authorities to keep a Register of individuals and organisations who wish to acquire serviced plots of land in their area for their own self-build and custom housebuilding, and to publicise that Register. The Housing and Planning Act 2016 also places a duty on Local Authorities to have regard to its Register in carrying out its functions in relation to planning, housing, the disposal of land in its ownership and regeneration.
- 1.4. Furthermore, the Housing and Planning Act 2016 places a duty on Local Authorities to give suitable development permission for enough serviced plots of land to meet the demand for self-build and custom housebuilding identified by the Register in any given “base period”. The first base period is 1st April 2016 to 30th October 2016, with each subsequent base period the 12 months thereafter. The Self-Build and Custom Housebuilding Regulations 2016 came into force on 31st October 2016 and allowed the Register to be broken up into two parts; Part 1 for those who meet all criteria including any Local Eligibility Conditions and Part 2 for those who meet all criteria excluding any Local Eligibility Conditions. For those on Part 2 of the Register, the Council does

not have to meet certain requirements relating to the number of planning permissions granted for serviced plots.

1.5. A serviced plot of land, as defined in the Self-Build and Custom Housebuilding Act 2015 and amended by the Housing and Planning Act 2016, has access to a public highway and has connections for electricity, water and waste water, or can be provided with those things in specified circumstances or within a specified period.

1.6. This report presents information collected in the most recent base period (Base Period 5) and the authorities demand and supply.

2. Planning Policy Framework

2.1. The South Worcestershire Development Plan (SWDP, adopted February 2016) supports the principle of development of self-build plots within the defined Development Boundaries (SWDP2 C) and on housing allocations (SWDP43 - SWDP59). This includes individual self-build plots; sites made up of a number of self-build plots; and self-build plots as part of the wider market housing mix on larger developments (SWDP14).

2.2. However, SWDP2 C does not support the principle of development of self-build plots outside of the defined Development Boundaries, which is considered to be open countryside where development should be strictly controlled and limited to rural development proposals and development specifically supported by other SWDP policies. SWDP18 Replacement Dwellings in the Open Countryside supports the replacement of an existing dwelling in the open countryside with a new single dwelling subject to a number of criteria, and this form of development could include self-build dwellings.

2.3. The SWDP is well underway, with the Publication version (Regulation 19) of the SWDP Review consulted upon between 1 November 2022 and 23 December 2022. The SWDP Review Plan has now been submitted for formal examination by the Government’s Planning Inspectorate (date of submission Wednesday 27 September 2023). The Publication version included the same wording for the self and custom build policy as appeared in the SWDPR Preferred Options, i.e. “Proposals of 20



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dwelling plots or more will be expected to provide 5% of dwelling plots for sale as self or custom build plots unless demand identified on the LPA Self-Build and Custom Housebuilding Register, or other relevant evidence, demonstrates that there is a lower demand for plots” but grouped it with other housing policy requirements under Policy SWDPR 16 Housing Mix and Standards. This policy will have full weight once the SWDPR is adopted, possibly late 2024.

2.4. Certain types of work can be undertaken without the need for planning permission, known as Permitted Development Rights. The Town and Country Planning (General Permitted Development) (England) Order 2015 is the principal statutory instrument for Permitted Development Rights.

2.5. Part 3 of Schedule 2 details all change of uses allowed under Permitted Development Rights, subject to specific criteria and Prior Approval being granted, which for change of use to dwellings are as follows:

- Class L, small HMOs to dwellings (and vice versa)
- Class M, retail or betting office or pay day loan shop to dwellings
- Class N, specified sui generis uses to dwellings
- Class O, offices to dwellings
- Class P, storage or distribution centre to dwellings
- Class Q, agricultural buildings to dwellings

3. Malvern Hills District Self-Build and Custom Housebuilding Register

- 3.1. The Malvern Hills District Self-Build and Custom Housebuilding Register was established on 1st April 2016 and has been available ever since for individuals and organisations to complete the online form. In the first base period between 1st April 2016 and 30th October 2016, there were 47 entries on the Register.
- 3.2. Since the first base period and the introduction of the Self-Build and Custom Housebuilding Regulations 2016, the Register went through an update in May and June 2017 in order to introduce a Local Eligibility Condition to enable entries to be split into Part 1 and Part 2. Local eligibility criterion was one of the areas that the Government introduced when it issued the Self-build and Custom Housebuilding Regulations 2016 which came into force on 31 October 2016. This was possibly because the initial regulations did not prevent individuals or groups from applying to be registered on 2 ,3 or even more registers in different local authority areas. The lack of local eligibility criteria could therefore inflate the demand for self-build for most, if not all, local authority areas.
- 3.3. Malvern Hills is a predominantly rural area with policies directing development to the more sustainable locations and generally protecting areas beyond allocations or the development boundaries of settlements unless allowed for by exception policies. To protect the area from unnecessary development the council considered that a more accurate picture of demand for self-build should be ascertained. To achieve this, the local eligibility criteria was introduced to ensure that the needs of those with a local connection to the area (i.e., those on Part 1 of the Self Build Register) were taken into account in the determination of any planning applications for self-build. The Malvern Hills Self Build Register is therefore in 2 parts – Part 1 for those who can demonstrate a local connection to Malvern Hills and Part 2 for those who cannot. The local connection must be demonstrated for at least 3 years prior to the application to join the Self-Build Register.
- 3.4. All those already on the Register prior to 30th May 2017 were automatically allowed on to Part 1 of the Register if they provided an update form with the relevant additional information by 30th June 2017. This exercise resulted in a

substantial reduction in the number of individuals on the Malvern Hills District Self-Build Register in the first base period (and in the first part of the second base period), with the number of entries on the Malvern Hills District Self-Build Register in first base period reducing from 47 to 15 entries.

3.5. All data within this Progress Report is correct as at 30th October 2023, when there were 155 entries on the Malvern Hills District Self-Build and Custom Housebuilding Register. Other headline data is provided below:

4. Individuals / Associations by Register Part

4.1. All 155 entries on the Malvern Hills District Self-Build and Custom Housebuilding Register are Individuals; there are no Associations. There are 70 entries on Part 1 and 85 entries on Part 2 of the Malvern Hills District Self-Build and Custom Housebuilding Register.

5. Entries by Base Period¹

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

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

5.3. It should be noted that the number of people on the register represented within the cumulative entries' column may differ from the number presented in previous Progress Reports because of, for example, requests to be removed from the register between base periods.

1. These figures are correct as of 30 October 2023 and are subject to change; this could be, for example, if an individual requests to be removed from the Register or if an individual presents evidence which means they are eligible to move from Part 2 to Part 1 of the Register.

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

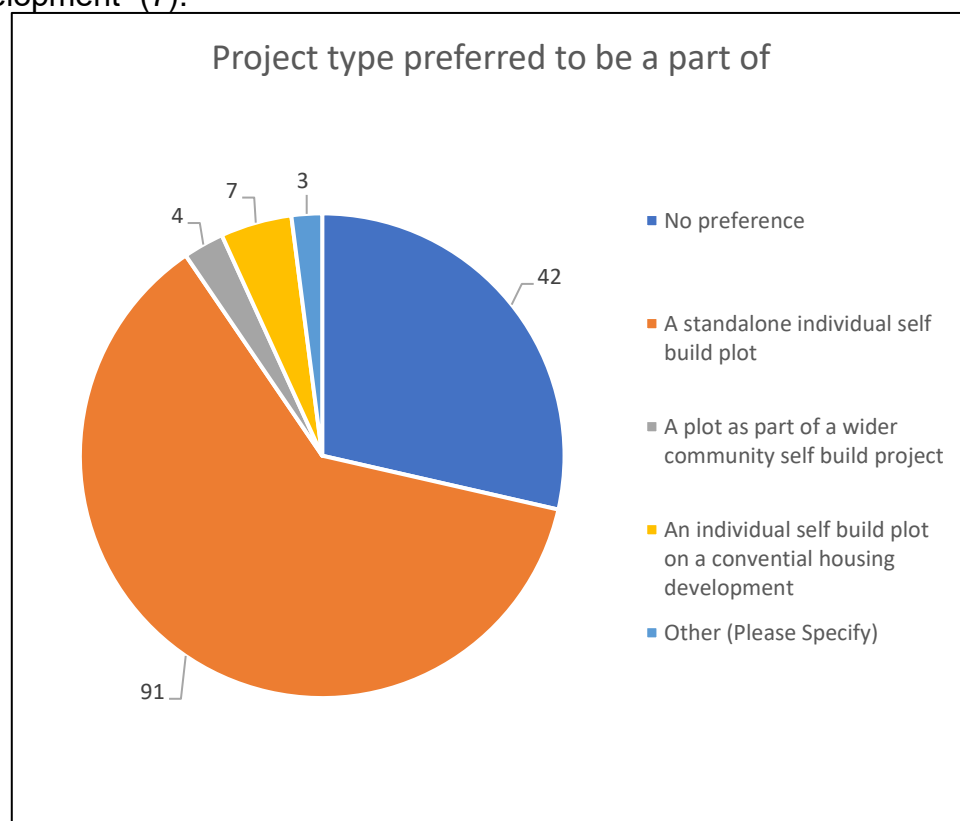
| Entries by Base Period | | | | | | | | | | |
|---|------------------------------|--------|--------|---|--------|--------|--|--|--|--|
| Base Period | Entries (Part 1 / Part 2) | | | Cumulative Entries (Part 1 / Part 2) | | | Delivery (provision / need) | | P/A (provision / need) Cumulative | |
| | Total | Part 1 | Part 2 | Total | Part 1 | Part 2 | No. of granted applications (no. of plots/units) | Required No. of applications to be granted | No. of granted applications (no. of plots/units) | Required No. of applications to be granted |
| 1 (1 April 2016 to 30 October 2016) To be provided for by 31st October 2019 | 15 | 15 | 0 | 15 | 15 | 0 | 1 | 15 | 1 | 15 |
| 2 (31 October 2016 to 30 October 2017) To be provided for by 31st October 2020 | 23 | 19 | 4 | 38 | 34 | 4 | 0 | 19 | 1 | 34 |
| 3 (31 October 2017 to 30 October 2018) To be provided for by 31st October 2021 | 18 | 9 | 9 | 56 | 43 | 13 | 1 | 9 | 2 | 43 |
| 4 (31 October 2018 to 30 October 2019) To be provided for by 31st October 2022 | 29 | 13 | 16 | 85 | 56 | 29 | 15 | 13 | 17 | 56 |
| 5 (31 October 2019 to 30 October 2020) To be provided for by 31st October 2023 | 7 | 1 | 6 | 92 | 57 | 35 | 19 | 1 | 36 | 57 |
| 6 (31 October 2020 to 30 October 2021) To be provided for by 31st October 2024 | 31 | 6 | 25 | 123 | 63 | 60 | * | 6 | * | 63 |
| 7 (31 October 2021 to 30 October 2022) To be provided for by 31st October 2025 | 20 | 5 | 15 | 143 | 68 | 75 | * | 5 | * | 68 |
| 8 (31 October 2022 to 30 October 2023) To be provided for by 31st October 2026 | 12 | 3 | 9 | 155 | 71 | 84 | * | 3 | * | 71 |

6. Areas of the District of Interest

6.1. The most common answer for the question “within which area(s) are you seeking a plot?” is “Any Area” within Malvern Hills with 78 people choosing this option. Where respondents wish to choose specific parishes, they are not limited to the number they can tick and most tick several rather than just one or two. The most common area-specific choices are Little Malvern and Welland (27), Lower Broadheath (25), West Malvern and Martley (both with 23 each), and Malvern Town (21), Malvern Wells and Castlemorton (all three with 22 each). A wide range of areas in the district have specific interest for Self-Build and Custom Housebuilding, with 51 of the identified areas having at least 1 response.

7. Type of Project Sought

7.1. The most common answer for the question “which project type would you prefer to be a part of?” is “A Standalone, Individual Self-Build Plot” with 91 responses, with a further 42 entries having “No Preference”. The remaining 14 responses were for “A plot as part of a wider community self-build project” (4), “Other” (3) and “An individual self-build plot on a conventional housing development” (7).

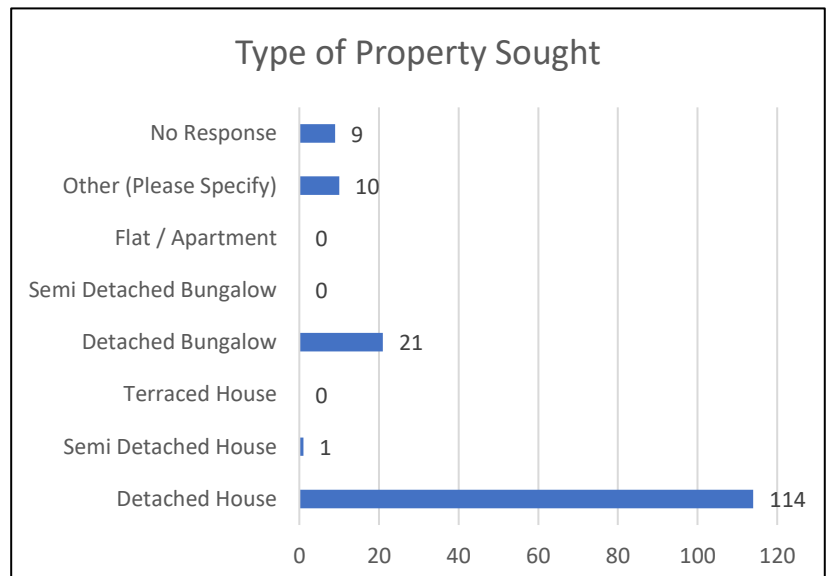


8. Building as Part of a Joint Project with Other Self-Builders?

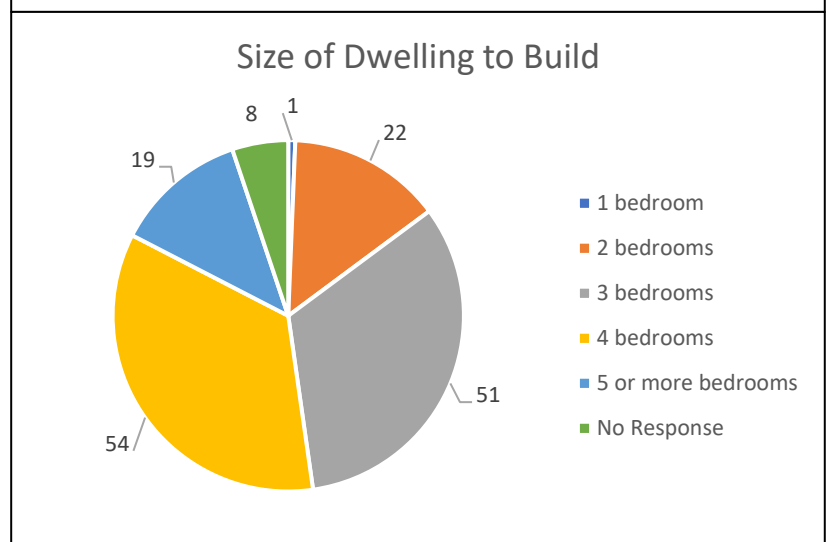
8.1. Surprisingly, given the responses to the Type of Project Sought question discussed above, 87 entries would be interested in building as part of a joint project with other Self-Builders, with 58 stating that they would not be interested in building as part of a joint project with other Self-Builders and 10 no responses were received.

9. Type and Size of Property Sought

9.1. The most common answer for the question “What kind of property would you like to build as part of your project?” is “Detached House” with 114 responses, with a further 21 responses preferring “Detached Bungalow”; the remaining responses were for “Other” (10); “No Response” (9); and “Semi-detached house” (1).



9.2. The most common answer for the question “What size of dwelling(s) do you hope to build?” is “4



bedrooms” with 54 responses; the next most common response was “3 bedrooms” with 51 responses; “2 bedrooms” (22), “5 / 5+ bedrooms” (19), “No Response” (8) and “1 bedroom” received 1 response.

9.3. Of those that responded to indicate the size of the plot they hope to acquire (16), 11 indicate a plot differing in sizes between approximately 0 to 0.5

hectares, 4 indicate a plot differing in sizes between approximately 0.5 to 1 hectare and 1 indicating a plot size of 1 or more hectares.

9.4. A total of 132 responses were made in relation to the approximate anticipated budget for a Self-Build project as in Table Two below.

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

| Budget of Project | |
|-----------------------------|-----------|
| Up to £100,000 | 1 |
| £100,000 to £299,000 | 32 |
| £300,000 to £499,000 | 38 |
| £500,000 to £599,000 | 24 |
| £600,000 to £749,000 | 12 |
| £750,000 to £999,000 | 12 |
| £1 Million + | 8 |
| Unspecified | 5 |

9.5. A total of 133 responses were received regarding the funding of the self-build project as in Table Three below.

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

| Source of Finance for Project | |
|-------------------------------|----|
| Mortgage & Cash | 1 |
| Mortgage & Savings | 50 |
| Mortgage | 5 |
| Mortgage & Inheritance | 1 |
| Mixture (including Mortgage) | 5 |
| Savings | 34 |
| Savings & Property Sale | 12 |
| Savings, Loans, Equity &/Or | 10 |
| Savings, Property & Mortgage | 1 |
| Self-Funded | 2 |
| Property Sale | 4 |
| Cash | 3 |
| Investors | 2 |
| Not specified | 3 |

9.6. Of 139 responses received about the arrangement for the home hoping to provide, 100% of those responses were for Owner Occupied as in Table Four.

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

| Ownership Type | |
|-----------------------|-----|
| Owner Occupied | 137 |
| Rented or to Sell | 1 |
| Owner Occupied/Rented | 1 |

9.7. 136 responses were received regarding how soon a project would be able to be commissioned, as in Table Five below.

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

| Timescale for Commissioning Project | |
|-------------------------------------|----|
| Immediately | 50 |
| Up to 6 months | 29 |
| 6 to 12 months | 35 |
| Within 2 years | 7 |
| Within 3 years | 5 |
| Unknown | 4 |
| Upon Sale of current house | 6 |
| No answer | 19 |

10. Meeting the Demand

10.1. As of 30th October 2023, a total of nine planning permissions have been granted for 33 Self-Build plots broken down into base periods.

Table 6. Planning applications granted approval within each base period to date (30th October 2023).

| Application Ref | Location | Proposal | Decision |
|--|---|--|--|
| Supply of 1 self-build plot for Base Period One (up to 30/10/2019) | | | |
| 18/00052/FUL | Annexe at Ploughs End, Corse Lawn, Gloucester, GL19 4LZ | Demolition of existing dwelling and skittle alley and erection of a self-build replacement dwelling and associated works. | Approved 26/03/2018 |
| Supply of 0 self-build plots for Base Period Two (31/10/2019 to 30/10/2020) | | | |
| Supply of 1 self-build plot for Base Period Three (31/10/2020 to 30/10/2021) | | | |
| 20/01947/FUL | Victoria House Sawmill, Hereford Road, Leigh Sinton | New 3-bedroom self-build dwelling | Approved 27/07/2021 |
| Supply of 15 self-build plots for Base Period Four (31/10/2021 to 30/10/2022) | | | |
| 20/00800/FUL | The Mount, Oldwood Road, Tenbury Wells | 1 x 3 bed self-build bungalow | 08/06/2022 |
| 21/01287/OUT | Land at Lower Interfields, Malvern | Outline application for up to 45 residential units including 12 self/custom build units | Appeal Allowed 05/07/2022 |
| 22/00658/PIP | Land at Worcester Road, Newland, Malvern | PIP for up to 2 x self-build dwellings | 01/09/2022 |
| Supply of 19 self-build plots for Base Period Five (31/10/2022 to 30/10/2023) | | | |
| 21/01397/OUT | Station House Newnham Bridge Tenbury Wells WR15 8JE | Outline application for the erection of 5no. Self-Build dwellings. Demolition of existing greenhouses. 23/00219/OUT: Outline Application for the Erection of 2 No. Self-Build Dwellings with access from A456. All other matters reserved. | Appeal Allowed 18/11/2022 (3 self-build plots reduced from original 5) |
| 21/01256/FUL | Land at (OS 7894 5264) Suckley Road, Leigh | Erection of two self-build dwellings | Appeal Allowed 31/05/2023 |
| 21/02245/OUT | Land At (OS 7499 5981), Berrow Green Road, Martley | Outline application with all matters reserved (except for access) for the erection of up to 52 dwellings, including 42% affordable homes, up to 10no. self-build plots and a public car park together with ancillary works | Appeal Allowed 26/05/2023 |
| 22/01062/OUT | Land At (OS 8198 5145), Colletts Green Road, Powick | Outline application with all matters reserved (except for access and site layout) for the erection of up to 4 no. self-build dwellings | Appeal allowed 31/08/2023 |

11. Conclusion

11.1. At the start of Base Period 8 (31st October 2022) there were a total of 143 individuals and 0 associations on the register, 23 individuals and 0 associations were added to the register with 11 individuals being removed from the register at the request of the individuals, leaving a total of 155 individuals and 0 associations on the register at the end of Base Period 8 (30th October 2023).

Table 7. Breakdown of registrants on the self-build register in the most recent base period (BP8 - 31st Oct 2022 to 30th Oct 2023)

| | Total at start of BP8 (31 st Oct 2022) | Entries added during BP8 | Entries removed during BP8 | Total at end of BP8 (30 th Oct 2023) |
|---------------------|---|--------------------------|----------------------------|---|
| Part 1 Individuals | 68 | 9 | 6 | 71 |
| Part 2 Individuals | 75 | 14 | 5 | 84 |
| Part 1 Associations | 0 | 0 | 0 | 0 |
| Part 2 Associations | 0 | 0 | 0 | 0 |

11.2. Up to the end of providing for Base Period 5 (30th October 2023), Malvern Hills District Council's Self-Build supply was 36 plots with planning consent. This compares to a cumulative total of 57 plots required to have been granted consent by 30th October 2023, representing a shortfall of 21 plots.

11.3. Between 31st October 2020 to 30th October 2021, there were an additional 6 registrants added to Part 1 of the Self-Build Register and the council has until 30th October 2024 to meet this additional need of 6 plots. This will increase the cumulative total to 63 plots, representing a total of 26 additional plots to be granted consent by 30th October 2024.

