

Self-Build and Custom Housebuilding Appeal Statement

Land north of Little Green Lane, Croxley Green

Self-Build and Custom Housebuilding Appeal Statement

Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for children's social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters)

Land north of Little Green Lane, Croxley Green

Richborough

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Appendices

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Introduction

Section 1

1.1 This Self-Build and Custom Housebuilding Appeal Statement has been prepared by **Tetlow King Planning**, on behalf of **Richborough**.

1.2 The full description of development to which the appeal proposals relate is as follows:

“Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for children’s social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters”.

1.3 In preparing this Appeal Statement reliance has been placed upon information sought through a Freedom of Information (FOI) request made to Three Rivers Council with their response received on 27 April 2026. A copy of their response is included at **Appendix 1**.

1.4 This Self-Build and Custom Housebuilding Appeal Statement comprises the following sections:

- Section 2 considers the relevance of Self-Build and Custom Housebuilding as an important material consideration in the planning balance;
- Section 3 considers the planning policy context and other material considerations;
- Section 4 considers the demand for self-build and custom housebuilding in Three Rivers;
- Section 5 considers the extent to which serviced plots are being delivered to meet this demand within the Three Rivers area;

- Section 6 considers the weight to be attributed to the provision of self-build and custom housebuilding through the appeal proposals within the planning balance; and
- Section 7 draws together our summary and conclusions.

Self-Build and Custom Housebuilding as an Important Material Consideration

Section 2

Introduction

- 2.1 The need to make provision for Self-Build and Custom Housebuilding is now an established part of the planning system and continues to form an important part of the government's strategy for addressing the national housing crisis, irrespective of the controlling political party.
- 2.2 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).

The Self-Build and Custom Housebuilding Act (2015)

- 2.3 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.
- 2.4 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 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.
- 2.5 The duty to give planning 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. Those on Part 2 of the register remain a material consideration.

The Housing and Planning Act (2016)

- 2.6 The 2016 Housing and Planning Act at Section 10 placed 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.
- 2.7 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 Self-Build and Custom Housebuilding (Time for Compliance and Fees)

Regulations (2016)

- 2.8 The Time for Compliance and Fees Regulations 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).”*
- 2.9 Any permissions granted on or before 30 October 2016 (the date on which Base Period 1 ended) cannot therefore be counted towards addressing the statutory duty to meet Part 1 register demand.

Planning Practice Guidance (2021)

- 2.10 The Self-Build and Custom Housebuilding section was first introduced on 1 April 2016 and last updated on 8 February 2021.

2.11 It sets out¹ 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.

Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.”

2.12 The benefits of self-build and custom housebuilding are explained out at paragraph 16a² which states that *“self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction.”*

2.13 Paragraph 011³ details that *“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) to understand and consider future need for this type of housing in their area.”*

2.14 It goes on to explain that *“secondary data sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”*

2.15 The PPG also sets out⁴ that *“section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register” and that “the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”.*

¹ Paragraph 016 Reference ID: 57-016-20210208

² Paragraph 16a Reference ID: 57-016a-20210208

³ Paragraph 011 Reference ID: 57-011-20210208

⁴ Paragraph 014 Reference ID: 57-014-20210508

The Levelling Up and Regeneration Act (2023)

- 2.16 The Levelling Up and Regeneration Act (LURA) made further amendments to the 2015 Self-Build and Custom Housebuilding Act so that it now reads as follows:

Section 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 development permission for the carrying out of self-build and custom housebuilding on enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority’s area in respect of each base period.*
- (3) Regulations must specify the time allowed for compliance with the duty under subsection 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).*
- (5A) Regulations may make provision specifying descriptions of planning permissions or permissions in principle that are, or are not, to be treated as development permission for the carrying out of self-build and custom housebuilding for the purposes of this section.*
- (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 aggregate of –*
 - (i) the demand for self-build and custom housebuilding arising in the authority’s area in the base period; and*

- (ii) *any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period in relation to which—*
 - (A) *the time allowed for complying with the duty in subsection (2) expired during the base period in question, and*
 - (B) *the duty in subsection (2) has not been met.*
 - (aa) *the demand for self-build and custom housebuilding arising in an authority's area in a base period is 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;*
- (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 in respect of a particular base period.”*

The Levelling Up and Regeneration Act 2023 (Commencement No.2 and Transitional Provisions) Regulations 2024

- 2.17 On 25 January 2024, the Secretary of State made regulations which brought into force Section 123 of the LURA from 31 January 2024.

Radio 4 interview with Labour Government Housing Minister Matthew Pennycook (9 July 2024)

- 2.18 In an interview on BBC Radio 4 discussing the Labour Governments plans for housing delivery, Housing Minister, Matthew Pennycook stated that:

“When it comes to a target such as 1.5 million new homes, which is very stretching, but we think achievable, we will need a variety of actors to play their part... ..we could have a separate whole conversation on what we can do on self-build which I think does have a part to play in bringing forward new supply”.

Letter from Housing minister Matthew Pennycook to the Chair of Homes England (30 September 2024)

- 2.19 In his September 2024 letter to Homes England, the Housing Minister made clear that *“boosting housing supply and unlocking economic growth is a top priority for this government”* and outlined seven immediate priorities, the fifth of which includes to *“support the self and custom build...sectors”*.

National Planning Policy Framework (2024)

- 2.20 In December 2024, a revised National Planning Policy Framework (NPPF) was published. Paragraph 61 makes clear that local authorities need to make sufficient provision of land with permission without delay to meet the needs of different groups.
- 2.21 At paragraph 62 it sets out that in determining the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the Standard Method.
- 2.22 NPPF Paragraph 63 states 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 28 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.”

- 2.23 Support for mixed tenure sites is included at paragraph 71 where it is stated that:

“Mixed tenure sites can provide a range of benefits including creating diverse communities and supporting timely build out rates and local planning authorities should support their development through their policies and decisions. Mixed tenure sites can include a mixture of ownership and rental tenures, including rented affordable housing and build to rent, as well as housing designed for specific groups such as older people’s housing and student accommodation, and plots sold for custom or self-build.

- 2.24 Annex 2 of the NPPF 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.”

Consultation draft National Planning Policy Framework (2025)

- 2.25 In December 2025, the Government published a revised draft NPPF for consultation. The consultation closed on 10 March 2026.
- 2.26 Under the Plan-making policies in chapter six, draft Policy HO1: Assessing the need for homes, at HO1(2)(j) identifies that development plans should also take into account an assessment of the size, type and tenure of housing or other accommodation needed for different groups to include people wishing to build or commission their own homes.
- 2.27 Footnote 31 of the consultation draft NPPF explains 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 house building. They are also subject to duties under sections 2 and 2A of that 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.”*

- 2.28 Draft Policy HO4: Land for large scale residential and mixed-use development, at HO4(2)(c) sets out that local plans should identify specific sites, infrastructure and other site-specific requirements for large-scale development, including supporting delivery by setting expectations for an appropriate mix of tenures which would meet the needs of different groups. It states that this can include a mixture of ownership and rental tenures, including Social Rent, other rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots for custom or self-build.
- 2.29 Under draft Policy HO5: Meeting the needs of different groups, at HO5(1)(c)(iii) it details that the development plan should, at the most appropriate level, set out policies to address the housing needs of different groups assessed under Policy HO1 and that this should include identifying sites or setting requirements for parts of allocated sites, which can provide specific types of housing where there is an identified need, including plots for self and custom build housing.

Conclusions on self-build and custom housebuilding as an important material consideration

- 2.30 Central Government, regardless of the controlling political party, has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for more than a decade. There is a national unmet demand for this type of housing.
- 2.31 Changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities with Section 123 coming into force on 31 January 2024.
- 2.32 There are no transitional arrangements therefore the provisions can be applied retrospectively. The imposition of the requirement for local authorities to count cumulative register numbers where there have been previous base period shortfalls further indicates that this is the way the legislative amendments are intended to be applied.
- 2.33 Local authorities are required to address this through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from the self-build register and examining secondary data sources in addition to their Register numbers to obtain a robust assessment of demand and to understand and consider future needs for this type of housing in their area.

- 2.34 The requirement to deliver Self-Build and Custom Build homes is enshrined in statute and within national policy through both the NPPF and the PPG. The December 2024 NPPF expressly supports the provision of self-build and custom housebuilding on mixed tenure sites to create diversity and support timely build out rate at paragraph 71.
- 2.35 The December 2025 consultation draft NPPF proposes that development plans take account of the needs of those wishing to build or commission their own homes and encourages a mix of housing for specific groups including plots of custom or self-build on large scale residential and mixed-use development. In addition to which it proposed that where the housing needs of different groups have been identified, the development plan should incorporate policies to address this through identifying sites or setting requirements for parts of allocated sites.

The Development Plan and Other Material Considerations

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 Three Rivers of relevance to the appeal proposals comprises the Three Rivers Core Strategy 2011-2026 (2011), the Development Management Policies Local Development Document (2013) and the Site Allocations Local Development Document (2014). It also includes the Sarratt Neighbourhood Plan (2025) and the Croxley Green Neighbourhood Plan (2018).
- 3.3 Other material considerations include the emerging New Local Plan, the NPPF (2024), the PPG (ongoing updates), the 2015 Self-Build and Custom Housebuilding Act (as amended by the 2016 Housing and Planning Act and the 2023 Levelling Up and Regeneration Act), and The Self-Build and Custom Housebuilding (Time for Compliance and Fees) Regulations (2016).

The Development Plan

Three Rivers District Core Strategy 2011–2026

- 3.4 The Core Strategy was adopted in 2011 and covers the period 2011 to 2026.
- 3.5 The adoption of the Core Strategy pre-dates both the original 2012 NPPF, the Self-Build and Custom Housebuilding Act (2015) and subsequent amendments made to it through the Housing and Planning Act (2016) and Levelling Up and Regeneration Act (2023).
- 3.6 It does not contain any policies for self-build and custom housebuilding.

Development Management Policies Local Development Document (2013)

- 3.7 The Development Management Policies Local Development Document (DMP LDD) was adopted in July 2013 and sets out the criteria against which all planning applications in the district are considered.
- 3.8 The DMP LDD post-dates the original 2012 NPPF⁵ but pre-dates the Self-Build and Custom Housebuilding Act (2015) and subsequent amendments made to it through the Housing and Planning Act (2016) and Levelling Up and Regeneration Act (2023).
- 3.9 It does not contain any policies for self-build and custom housebuilding.

Site Allocations Local Development Document 2014

- 3.10 The Site Allocations Local Development Document (SA LDD) was adopted in November 2014 and allocates specific sites to meet needs for housing, employment, education, shopping and open spaces in Three Rivers.
- 3.11 The SA LDD also post-dates the original 2012 NPPF⁶ but pre-dates the Self-Build and Custom Housebuilding Act (2015) and subsequent amendments made to it through the Housing and Planning Act (2016) and Levelling Up and Regeneration Act (2023).
- 3.12 It does not contain any policies for self-build and custom housebuilding.

Sarratt Neighbourhood Plan (2025)

- 3.13 The Sarratt Neighbourhood Plan was 'Made' in December 2025 and covers the Plan period to 2039.
- 3.14 At Section 4: Housing Mix, the reasoned justification to Policy 4 states that *"self-build as one of the most cost-effective routes to home ownership is to be encouraged"*
- 3.15 Policy 4.1 states that *"development proposals for all housing types should have a size mix consisting of dwellings of three bedrooms (50%), two bedrooms (30%) and one bedroom (20%) as recommended by the Sarratt Housing Needs Assessment 2020, or as near to this as practical, subject to the available and most up to date evidence of local need."*
- 3.16 Policy 4.2 then sets out that *"development proposals where the provision of bungalows, accessible homes and all types of self-build properties as part of the housing allocations mix above will be looked upon favourably, provided they are 3*

⁵ Which required - at paragraph 50 - for local authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including *"people wishing to build their own homes"*.

⁶ Which required - at paragraph 50 - for local authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including *"people wishing to build their own homes"*.

bedrooms or fewer, unless a specific identifiable local need can be demonstrated. Permitted development rights shall be removed so as to prevent future development into larger dwellings without planning permission.”

Croxley Green Neighbourhood Plan (2018)

- 3.17 The Croxley Green Neighbourhood Plan was ‘Made’ in 2018 and covers the Plan period to 2032.
- 3.18 It does not contain any policies for self-build and custom housebuilding.

Other material considerations

Emerging New Local Plan for Three Rivers

- 3.19 The emerging New Local Plan was agreed to proceed to Regulation 19 consultation at Extraordinary Full Council on 27 January 2026. On 5 February 2026 the Council was issued a holding direction by the Minister of State for Planning and Housing preventing the Council from taking any step in connection with adoption of the Plan which includes proceeding with the Regulation 19 consultation base until the Minister had reviewed the emerging Plan evidence base.
- 3.20 On 18 March 2026 the Council was issued with a Local Plan Intervention Letter in which the Minister of State for Planning and Housing issued a total of nine directions to the Council.
- 3.21 These included a direction for the Council to modify the proposed Regulation 19 Plan to lift the housing requirement to approximately 85% of need and to commence a revised Regulation 19 consultation by 31 July 2026.

Regulation 19 Part 1 Emerging Plan

- 3.22 The February 2026 Regulation 19 Part 1 emerging Plan, under the Housing section set out at paragraph 5.1 that providing a balance of housing will help meet the varied needs of the community and contribute to sustainability objectives.
- 3.23 It continued at paragraph 5.2 to explain that *“it is important that new housing is provided across all sectors of the housing market to meet a wide variety of household needs and add to the choice of housing available”*.
- 3.24 Emerging Policy HOU1: Housing Mix and Type, under the sub-heading of ‘self-build and custom house building’ directs that:

“(8) Proposals for self-build and custom housebuilding will be supported where development would have no adverse effect on the local character. Sites of at least 200 dwellings will be expected to provide 2% of serviced plots for self-build and custom build where possible.

(9) Schemes including self-build plots should consider the sizes of plots identified as required on the Self Build register and should be made available and priced and marketed appropriately as self-build or custom build plots for at least 6 months.”

3.25 The reasoned justification to the emerging policy at paragraph 5.26 set out that:

“Self-build and custom build housing is defined in the Housing and Planning Act 2016 as ‘the building or completion by individuals, or persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals... [but] 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’. This type of housing enables people to choose the design or layout of their home, and in many cases custom build houses can be constructed faster and to a higher quality with less risk to builders as the house has effectively been sold before construction.”

3.26 At paragraph 5.27 it then continues to set out that:

“The LHNA states the council should implement a policy on strategic sites, where justified and the exact level should be determined in reference to the number and capacity of strategic sites and overall local need in consideration with the committed supply and viability. The need for self-build and custom build housing has been based on demand from the council’s Right to Build Register.”

3.27 Appendix 4 to the emerging Plan provides the glossary and defines self-build and custom build housing 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.”

Regulation 19 Part 2 Emerging Plan

3.28 The February 2026 Regulation 19 Part 2 emerging Plan includes a series of allocations, including 56 sites for housing.

- 3.29 A total of four of the proposed allocations would trigger the 200-dwelling threshold in emerging Policy HOU1 for 2% serviced plot provision.

National Planning Policy Framework (2024)

- 3.30 NPPF Paragraph 63 states that within the context of determining the number of homes needed, 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 28 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.”

- 3.31 Support for mixed tenure sites is included at paragraph 71 where it is stated that:

“Mixed tenure sites can provide a range of benefits including creating diverse communities and supporting timely build out rates and local planning authorities should support their development through their policies and decisions. Mixed tenure sites can include a mixture of ownership and rental tenures, including rented affordable housing and build to rent, as well as housing designed for specific groups such as older people’s housing and student accommodation, and plots sold for custom or self-build.

- 3.32 Annex 2 of the NPPF 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.”

Planning Practice Guidance (2021)

- 3.33 The Self-Build and Custom Housebuilding section was first introduced on 1 April 2016 and last updated on 8 February 2021.
- 3.34 The benefits of self-build and custom housebuilding are explained out at paragraph 16a⁷ which states that “*self-build or custom build helps to diversify the housing market*

⁷ Paragraph 16a Reference ID: 57-016a-20210208

and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home and can be innovative in both its design and construction.”

- 3.35 Paragraph 011⁸ details that *“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) to understand and consider future need for this type of housing in their area.”*
- 3.36 It goes on to explain that *“secondary data sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”*
- 3.37 The PPG also sets out⁹ that *“section 2(1) of the Self-Build and Custom Housebuilding Act 2015 places a duty on relevant bodies to have regard to each self-build and custom housebuilding register”* and that *“the registers that relate to the area of a local planning authority – and the duty to have regard to them – needs to be taken into account in preparing planning policies, and are also likely to be a material consideration in decisions involving proposals for self and custom housebuilding”*

The Self-Build and Custom Housebuilding Act (2015)

- 3.38 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.
- 3.39 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 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.
- 3.40 The statutory duty requirement to grant planning 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. Those on Part 2 remain a material consideration.

⁸ Paragraph 011 Reference ID: 57-011-20210208

⁹ Paragraph 014 Reference ID: 57-014-20210508

The Housing and Planning Act (2016)

- 3.41 The 2016 Housing and Planning Act at Section 10 placed 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.
- 3.42 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 Levelling Up and Regeneration Act (2023)

- 3.43 The Levelling Up and Regeneration Act (LURA) further amends the 2015 self-build and custom housebuilding legislation to ensure that any shortfall in previous base periods is carried forward until such time that it is met and introduces provision to ensure that only permissions that are for self and custom build are to be counted towards the statutory duty to meet register demand.

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

Regulations (2016)

- 3.44 The Time for Compliance and Fees Regulations 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).”*

- 3.45 Any permissions granted on or before 30 October 2016 (the date on which Base Period 1 ended) cannot therefore be counted towards addressing the statutory duty to meet Part 1 register demand.

Conclusions on the Development Plan and other material considerations

- 3.46 The Development Plan of relevance for Three Rivers comprises the Three Rivers Core Strategy 2011-2026 (2011), the Development Management Policies Local Development Document (2013), the Site Allocations Local Development Document (2014), the Sarratt Neighbourhood Plan (2025) and the Croxley Green Neighbourhood Plan (2018).
- 3.47 The only reference to self and custom build in the adopted Development Plan is within the Sarratt Neighbourhood Plan which states that *“self-build as one of the most cost-effective routes to home ownership is to be encouraged”* and supports the provision of self-build properties through Policy 4: Housing Mix.
- 3.48 The emerging Three Rivers New Local Plan includes a policy that seeks 2% of overall unit numbers to be provided as self and custom build plots on sites of 200 or more dwellings where possible. However, the emerging Plan has been subject to Intervention from the Minister of State for Planning and Housing, and it is currently unclear if, or when, the Plan is capable of being found sound.
- 3.49 The 2015 Self-Build and Custom Housebuilding Act (as amended) places a statutory duty on the Council to have met demand arising from each Base Period of its Register within three years of the end of each Base Period.
- 3.50 Further changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities including the requirement to carry forward unmet demand from earlier Base Periods until such time that it has been met and ensure that only permissions that are for self and custom build are to be counted towards addressing the statutory duty.
- 3.51 The NPPF requires the needs of those wishing to commission or build their own home to be assessed and reflected in policy and the PPG is clear that to undertake a robust assessment of demand the register can be supplemented with secondary data sources to understand and consider future needs for this type of housing.
- 3.52 At a national level there continues to remain a clear desire by central Government to significantly boost the supply of Self-Build and Custom Housebuilding through both the NPPF and the PPG.

Demand for Self-Build and Custom Housebuilding in Three Rivers

Section 4

Three Rivers housing market need assessments

- 4.1 A series of housing need and supply evidence base documents have been undertaken to inform the adopted and emerging Plans. These are considered below in the context of self-build and custom housebuilding evidence.

London Commuter Belt (West) Sub-Region Strategic Housing Market Assessment Report (2008)

- 4.2 The 2008 Strategic Housing Market Assessment (SHMA) does not seek to consider and understand the future need for this type of housing.

South West Hertfordshire Local Housing Needs Assessment (2020)

- 4.3 The South West Hertfordshire Local Housing Needs Assessment (LHNA) August 2020, on behalf of Dacorum, Hertsmere, St. Albans, Three Rivers and Watford Council, considered the supply of Self-Build and Custom Housebuilding in Three Rivers, as well as the four other local authorities.

- 4.4 The LHNA identified at paragraph 8.9 that on 1 January 2020 the number of individuals registered on the local authority self-build and custom housebuilding registers in South West Hertfordshire was 709. Of these it stated that 65 were in Three Rivers.

- 4.5 At paragraph 8.10 the LHNA explained that Three Rivers introduced a Local Connection Test in February 2019 and at paragraph 8.13 set out that Three Rivers also introduced a Register entry and retainer fee at the same time. It detailed how a £200 fee was payable for entry onto Part 1 or Part 2 of the Register and there was a £175 annual fee to remain on Part 1 of the Register.

- 4.6 Paragraph 8.14 stated that:

“None of the other local authorities have introduced any local connection test or financial viability test. It is also the case that none of the other authorities charge for entry onto the register. Doing so may substantially reduce the number of individuals on the register”.

- 4.7 The LHNA takes the view at paragraph 8.15 that there are other online resources which seek a database for custom and self-build demand and that these may show a different level of demand than the register. It considers that in all likelihood those who are truly dedicated to this form of accommodation will be aware of the routes to it including registering with the local authority.
- 4.8 Paragraph 8.28 takes the view that all single unit developments could be seen as a proxy for custom and self-build development. It indicates that between 2013/14 and 2017/18 there were a total of 118 single dwelling completions in Three Rivers, and 86 CIL Self-Build Exemptions.
- 4.9 At paragraph 8.34 the LHNA recommended that the five local authorities should seek to adopt general “encourage” policies *“for self-build and custom-build housing on smaller sites (+10 units) but also implement a further policy on strategic sites, where justified. The exact level should be determined in reference to the number and capacity of strategic sites and the overall local need. This should also consider the committed supply and viability”*.
- 4.10 This recommendation was also included within the key messages and recommendations on page 184 which concluded section 8 ‘housing needs of different groups.

Sarratt Housing Needs Assessment (2020)

- 4.11 The Housing Needs Assessment (HNA) details at paragraph 36 that the Parish Council was seeking to determine what size and type of housing would be best suited to the local community with paragraph 37 explaining that the aim of the research was to provide evidence on the types and sizes needed by the local community.
- 4.12 Although the glossary contains reference to self-build and custom-build there is no reference to either within the main body report of the HNA and it does not seek to consider and understand the future need for this type of housing in Sarratt.

South West Herts Local Housing Needs Assessment update (2024)

- 4.13 At Section 10 the LHNA considers specialist market segments, including self and custom build housing.
- 4.14 At paragraph 10.3 it explains how the Government has long had a clear agenda for supporting and promoting the self-build and custom-building sector; and sees that its growth can help support increased product diversity and housing delivery.

- 4.15 Paragraph 10.4 outlines the legislative framework and notes that *“the fundamental intention is to increase the supply of land for those considering self and custom build.”*
- 4.16 It continues at paragraph 10.5 to set out that the self-build PPG *“explains that provision of this form of housing helps to diversify the housing market and increase consumer choice”*.
- 4.17 The LHNA states at paragraph 10.6 that:
- “The Levelling Up and Regeneration Act (LURA) 2023 tightened up the definitions regarding what can be considered appropriate supply for self and custom housebuilding. The Act means that local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. This means relevant permissions need to be secured for this purpose, such as through either through a condition attached to the planning permission or a legal agreement between the applicant and the council.”*
- 4.18 Paragraph 10.8 then explains how of the five authorities considered within the LHNA *“only Three Rivers has introduced a requirement for evidence of a local connection (thus splitting the Register in two parts, showing local and general demand) as well as a registration fee.”*
- 4.19 At Table 10.1 the LHNA provides an illustration of self-build register numbers cross the South West Herts authorities as shown at figure 4.1.

Figure 4.1: Serviced plot demand in South West Herts

	Watford	Dacorum	Three Rivers	Hertsmere	St Albans	SW Herts
Base Period 1 (16 August 2015 to 30 th October 2016)	2	17	13	9	108	149
Base Period 2 (31 st October 2016 to 30 th October 2017)	2	42	30	4	141	219
Base Period 3 (31 st October 2017 to 30 th October 2018)	3	20	17	23	104	167
Base Period 4 (31 st October 2018 to 30 th October 2019)	3	25	4	12	87	131
Base Period 5 (31 st October 2019 to 30 th October 2020)	3	44	7	4	76	134
Base Period 6 (31 st October 2020 to 30 th October 2021)	7	42	5	19	132	205
Base Period 7 (31 st October 2021 to 30 th October 2022)	11	13	2	7	87	120
Total	31	203	78	78	735	1125

Source: LHNA (2024)

- 4.20 It then continues at Table 10.2 to set out the permissions claimed in supply for each respective authority as shown at figure 4.2.

Figure 4.2: Claimed supply in South West Herts

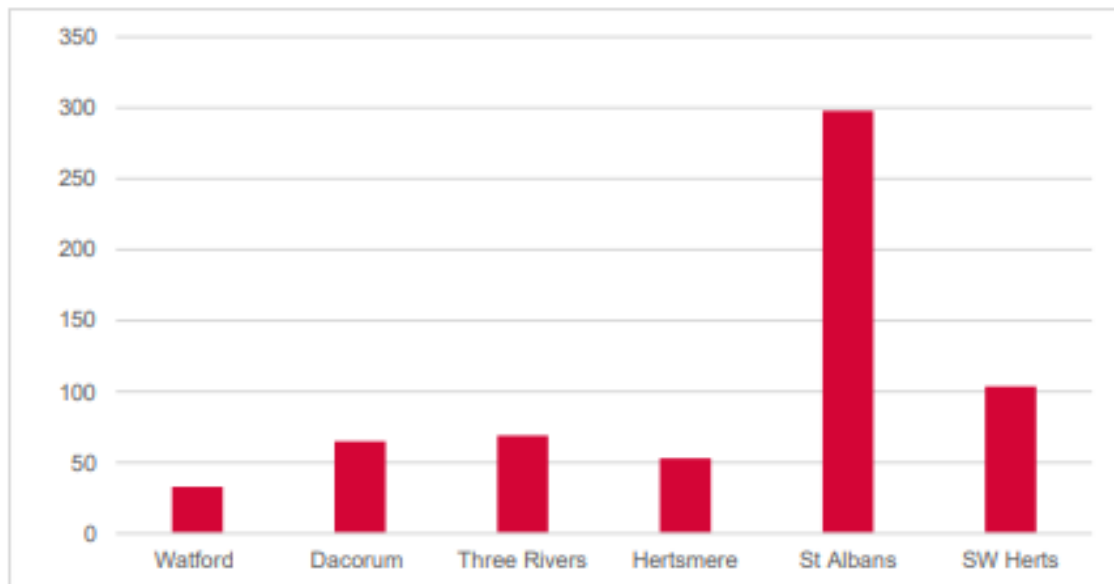
	Watford	Dacorum	Three Rivers	Hertsmere	St Albans	SW Herts
Base Period 1 (Aug 15-Oct 16)	5	15	15	15	0	50
Base Period 2 (Oct 16 - Oct 17)	4	27	20	25	17	93
Base Period 3 (Oct 17 - Oct 18)	2	42	15	13	14	86
Base Period 4 (Oct 18 - Oct 19)	6	39	14	19	23	101
Base Period 5 (Oct 19 - Oct 20)	5	30	22	39	23	119
Base Period 6 (Oct 20 - Oct 21)	1	58	14	31	15	119
Base Period 7 (Oct 21 - Oct 22)	4	21	13	23	58	119
Total	27	232	113	165	150	687

Source: LHNA (2024)

- 4.21 At paragraph 10.14 it explains that to supplement register data the LHNA has additionally looked to secondary sources are recommended by the PPG and uses NaCSBA data on 'mapping the Right to Build'.

- 4.22 Paragraph 10.15 states that this is to enable a better understanding of demand for serviced plots as a proportion of total population. As shown at figure 4.3 this illustrates that Three Rivers has the second highest level of demand in South West Herts as a proportion of total population.

Figure 4.3: Self-build need per 100,000 population



Source: LHNA (2024)

The Self-Build Register in Three Rivers

- 4.23 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. From 31 October 2016 amendments to the Act¹⁰ 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.
- 4.24 Two data sources have been used to collate the Three Rivers self-build register data, these are:
- Data returns to the Ministry of Housing, Communities and Local Government (MHCLG) (formerly DLUHC) on Right to Build Register monitoring; and
 - Freedom of Information (FOI) data received April 2026 (**Appendix 1**).

¹⁰ Through the Housing and Planning Act (2016)

MHCLG Right to Build register monitoring (21 February 2025)

- 4.25 The Council's data returns to MHCLG cover Base Periods 1 to 9. The data returns indicate that a Local Connection Test (LCT) was introduced for entry onto the Three Rivers self-build register on 18 February 2019 (one-third of the way through Base Period 4) which splits the register into two parts. Part 1 entries are those to whom the statutory duty applies. Although the statutory duty does not apply to Part 2 entries, they remain a material consideration.
- 4.26 The MHCLG data returns do not distinguish between how many Part 1 and Part 2 entries were added within a Base Period until the data returns for Base Period 8. Entries added to the register prior to the implementation of the LCT are all part 1 entries for the purposes of the application of the Section 2A duty.
- 4.27 Given that according to the MHCLG data the LCT was introduced part-way through Base Period 4, it is not possible from the MHCLG data to ascertain how many of these joined in the first four months prior to its introduction. As a result of which it has been assumed that all entries in Base Period 4 are to be treated as Part 1 entries and the application of the LCT occurred from the first full Base Period to follow its introduction, which was Base Period 5.
- 4.28 Utilising the MHCLG data for Base Periods 1, 2, 3 and 4 as 'Part 1' entries for the purposes of the Section 2A duty indicates a total of 66 Part 1 entries across these four initial Base Periods.

Freedom of Information Response (March 2026)

- 4.29 The FOI data received in April 2026 (**Appendix 1**) shows a total of 11 individuals joining part 1 of the register across Base Periods 1 to 11, with an additional 68 individuals said to be on Part 2 of the register. Cumulatively this results in a total of 79 Part 1 and Part 2 entries.
- 4.30 The FOI data for the first four Base Periods claims a total of three Part 1 entries which bears little resemblance to the Councils data returns to MHCLG which illustrate a total of 66 Part 1 entries across the same first four Base Periods alone.

Collating the register data sources

- 4.31 As there are different datasets that provide differing register numbers figure 4.4 below provides a comparative analysis of these to illustrate the disparity and inconsistencies between them. A 'dash' has been used in the table where the data is not held or was not provided.

Figure 4.4: Comparative illustration of register data sources

Source		Three Rivers MHCLG data returns (February 2025)			Three Rivers FOI data (April 2026)		
Entries		Total	Total Part 1	Total Part 2	Total	Total Part 1	Total Part 2
Base Period	1	15 individuals 0 groups	15 individuals 0 groups	-	13 individuals 0 groups	0 individuals 0 groups	13 individuals 0 groups
	2	30 individuals 0 groups	30 individuals 0 groups	-	30 individuals 0 groups	2 individuals 0 groups	28 individuals 0 groups
	3	17 individuals 0 groups	17 individuals 0 groups	-	17 individuals 0 groups	1 individual 0 groups	16 individuals 0 groups
	4	4 individuals 0 groups	4 individuals 0 groups	-	4 individuals 0 groups	0 individuals 0 groups	4 individuals 0 groups
	5	8 individuals 0 groups	-	-	8 individuals 0 groups	3 individuals 0 groups	5 individuals 0 groups
	6	5 individuals 0 groups	-	-	4 individuals 0 groups	2 individuals 0 groups	2 individuals 0 groups
	7	1 individual 0 groups	-	-	1 individual 0 groups	1 individual 0 groups	0 individuals 0 groups
	8	3 individuals 0 groups	1 individual 0 groups	2 individuals 0 groups	2 individuals 0 groups	2 individuals 0 groups	0 individuals 0 groups
	9	0 individuals 0 groups	0 individuals 0 groups	0 individuals 0 groups	0 individuals 0 groups	0 individuals 0 groups	0 individuals 0 groups
	10	-	-	-	0 individuals 0 groups	0 individuals 0 groups	0 individuals 0 group

	11	-	-	-	0 individuals 0 groups	0 individuals 0 groups	3 individuals 0 groups
Cumulative Totals		83 individuals 0 groups	67 individuals 0 groups	2 individuals 0 groups	79 individuals 0 groups	11 individuals 0 groups	68 individuals 0 groups
		Total	Total Part 1	Total Part 2	Total	Total Part 1	Total Part 2

Source: MHCLG data returns (February 2025), FOI data (April 2026)

The Part 1 Self-Build Register in Three Rivers

- 4.32 Given the disparity between the two datasets, it is necessary to ascertain which register numbers are to be utilised for measuring performance against the section 2A statutory duty.
- 4.33 For the purposes of the Section 2A duty therefore the dataset used for Base Periods 1 to 4 are taken from the MHCLG data returns as they have not been subject to retrospective removals of entries from Part 1.
- 4.34 Thereafter the FOI data has been utilised as it provides a breakdown of Part 1 and Part 2 entries for both individuals and associations for Base Periods 5 to 11.
- 4.35 Figure 4.5 sets out the number of Part 1 entries to which the statutory duty is applied with this data comprised of the MHCLG data returns for Base Periods 1 to 4 and the FOI response data across Base Periods 5 to 8.
- 4.36 This results in a total of 74 Part 1 entries in Three Rivers to which the Section 2A duty applies and for which consents are required to be granted by 30 October 2026.

...Continued overleaf...

Figure 4.5: Three Rivers Self-Build Register Part 1 to which the statutory duty applies

Base Period	Start and Finish Dates	Individual Part 1 Register Entries	Associations Part 1 Register Entries	Date by which permissions must be granted
1	31 April 2016 to 30 October 2016	15	0	30 October 2019
2	31 October 2016 to 30 October 2017	30	0	30 October 2020
3	31 October 2017 to 30 October 2018	17	0	30 October 2021
4	31 October 2018 to 30 October 2019	4	0	30 October 2022
5	31 October 2019 to 30 October 2020	3	0	30 October 2023
6	31 October 2020 to 30 October 2021	2	0	30 October 2024
7	31 October 2021 to 30 October 2022	1	0	30 October 2025
8	31 October 2022 to 30 October 2023	2	0	30 October 2026
Total Part 1 Entries		74		

Source: FOI Response (April 2026)

Suppression of self-build register entries in Three Rivers

Local connection test

- 4.37 Approximately one-third of the way through Base Period 4 (on 18 February 2019) the Council introduced a Local Connection Test (LCT).
- 4.38 The FOI response states that the LCT has been applied to the Base Periods since February 2019 which would mean the first Base Period to which the LCT should apply would be Base Period 5 as this would be the first full Base Period following its introduction.
- 4.39 Such tests are not to be applied retrospectively to the Base Periods that pre-dated their inception and the evidence suggests that the Council have retrospectively removed entries from its register and then sought to measure statutory duty performance against this contrary to the legislative provisions.

- 4.40 The self-build and custom housebuilding section of the PPG¹¹ states in respect of local connection tests that the Government “*expects that relevant authorities will apply one or both of these tests only where they have a strong justification for doing so*” and that authorities should “*ensure that they provide clear information to individuals and groups on the rational underpinning local eligibility tests*”
- 4.41 In response to question 8c the FOI data (**Appendix 1**) sets out that the Council state its ‘strong justification’ for introducing the LCT was as follows:
- “To ensure that the register provides a realistic indication of local demand”.*
- 4.42 Yet in response to Question 11 the FOI data reveals that if a Part 1 register entry – i.e. those who meet the local connection criteria, does not pay the annual retainer fee of £208 then they are moved to Part 2 of the register which is where those who do not meet the local connection criteria are listed.
- 4.43 Those entries do not become Part 2 entries for non-payment of an annual retainer fee as they have already qualified as Part 1 entries through meeting the requirements of the LCT. This runs contrary to the justification given by the Council for the introduction of the local connection test.
- Entry and retainer fees
- 4.44 The Council’s data returns to MHCLG indicate that fees were also introduced in 2019.
- 4.45 In 2023 the fee for entry for both Part 1 or Part 2 of the Register was £200 and thereafter an annual retainer fee of £175 applied to remain on Part 1 of the Register which must be paid every year.
- 4.46 The Councils Right to Build Register webpage illustrates that both those fees have since increased by 19% with entry fees having risen to £238 for Parts 1 and 2, and the annual retainer fee having risen to £208 to remain on Part 1.
- 4.47 The impacts of the application of such high fees in 2019 are evident in figure 4.2 with register entries for Base Periods 1 to 3 averaging 21 per annum, and thereafter just two per annum, equivalent to a 90% decrease.
- 4.48 In response to question 18 the FOI data (**Appendix 1**) indicates that the Council had not recorded a single match between a self-build permission they claim to have granted and an entry on their self-build register.

¹¹ Paragraph: 019 Reference ID: 67-019-20210208

- 4.49 It is questionable why anybody would be willing to pay £238 to join the register and then £208 per annum to remain on Part 1 - with no apparent end date to such payments – when they appear to receive little, if anything, in return.
- 4.50 It is also questionable therefore what the purpose of the application of the local connection test or the application of the second highest entry and retainer fees in the country were other than to suppress the number of register entries. Particularly given that even where one meets the local connection test, then non-payment of £208 pa every year with no end date, means they are moved to Part 2 of the register which the statutory duty does not apply to.
- 4.51 Notably, of the 317 local authorities in England there are 50 which charge fees relating to their self-build register. As figure 4.6 demonstrates, Three Rivers has the second most expensive self-build register fees in the entire country when the cost to join and remain on Part 1 of the Register is considered.

Figure 4.6: Local Authority Self-Build Register Fees League Table

Local Authority	Entry Fee	Annual 'retainer' fee	Total Fees (Part 1)
Stevenage	£300 (Part 1) £102 (Part 2)	£150 (Part 1) £0 (Part 2)	£450
Three Rivers	£238 (Part 1 and Part 2)	£208 (Part 1) £0 (Part 2)	£446
Camden	£445.67 (Part 1) £222.83 (Part 2)	£0 (Part 1 and Part 2)	£445.67
Islington	£350 (Part 1) £350 (Part 2)	£0 (Part 1 and Part 2)	£350
Haringey	£144 (Part 1 and Part 2)	£144 (Part 1) £0 (Part 2)	£288
Flyde	£140 (Part 1 and Part 2)	£140 (Part 1 and Part 2)	£280
Burnley	£100 (No local connection test so not split into Part 1 and Part 2)	£100 (No local connection test so not split into Part 1 and Part 2)	£200
Westminster	£95 (Part 1 and Part 2)	£95 (Part 1) £0 (Part 2)	£190

Hillingdon	£140 (Part 1) £70 (Part 2)	£50 (Part 1) £0 (Part 2)	£190
West Northamptonshire	£81.60 (Part 1) £40.80 (Part 2)	£81.60 (Part 1) £0 (Part 2)	£163.20
Ribble Valley	£79 (Part 1) £39.50 (Part 2)	£79 (Part 1) £7.90 (Part 2)	£158
Harrow	£100 (Part 1) £50 (Part 2)	£50 (Part 1) £0 (Part 2)	£150
Lichfield	£100 (No local connection test so not split into Part 1 and Part 2)	£50 (No local connection test so not split into Part 1 and Part 2)	£150
Hart	£93 (Part 1 and Part 2 – individuals) £154 (Part 1 and Part 2 – associations)	£36 (Part 1 – individuals and associations) £0 (Part 2)	£129
Tandridge	£100 (Part 1 and Part 2)	£25 (Part 1) £0 (Part 2)	£125
North Yorkshire	£123 (Part 1) £0 (Part 2)	£0 (Part 1 and Part 2)	£123
Wyre Forest	£67 (Part 1 and Part 2)	£44 (Part 1 and Part 2)	£111
Surrey Heath	£75 (Part 1 and Part 2)	£30 (Part 1)	£105

		£0 (Part 2)	
Broadland	£50 (Part 1 and Part 2)	£50 (Part 1) £0 (Part 2)	£100
Hastings	£100 + renewal fee (Part 1)	Renewal fee (Part 1) – Fee not disclosed £0 (Part 2)	£100
Norwich	£50 (No local connection test so not split into Part 1 and Part 2)	£50 (No local connection test so not split into Part 1 and Part 2)	£100
Dorset	£50 (Part 1) £0 (Part 2)	£50 (Part 1) £0 (Part 2)	£100
Rutland	£100 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£100
Fenland	£38.41 (Part 1 and Part 2)	£38.41 (Part 1 and Part 2)	£76.82
Darlington	£50 (Part 1) £0 (Part 2)	£25 (Part 1) £0 (Part 2)	£75
Middlesborough	£50 (Part 1) £0 (Part 2)	£25 (Part 1) £0 (Part 2)	£75
Warwick	£50 (Part 1) £25 (Part 2)	£20 (Part 1) £0 (Part 2)	£70
Canterbury	£30 (Part 1 and Part 2)	£30 (Part 1 and Part 2)	£60

Mole Valley	£32 (Part 1 and Part 2)	£27 (Part 1) £0 (Part 2)	£59
West Lindsey	£52 (Part 1 and Part 2)	£0	£52
East Cambridgeshire	£25.80 (Part 1 and Part 2)	£25.80 (Part 1 and Part 2)	£51.60
Derbyshire Dales	£0 (Part 1) £25 (Part 2)	£50 (Part 1) £25 (Part 2)	£50
Buckinghamshire	£25 (Part 1) £10 (Part 2)	£25 (Part 1) £0 (Part 2)	£50
Gravesham	£50 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£50
West Lancashire	£50 (Part 1 and Part 2)	£0	£50
Waverley	£39 (Part 1 and Part 2)	£19.50 (Part 1) £0 (Part 2)	£48.50
Ashford	£30 (No local connection test so not split into Part 1 and Part 2)	£15 (No local connection test so not split into Part 1 and Part 2)	£45
Dover	£30 (Part 1 and Part 2)	£15 (Part 1 and Part 2)	£45

Epsom & Ewell	£37.50 (No local connection test so not split into Part 1 and Part 2)	£8 (No local connection test so not split into Part 1 and Part 2)	£45.50
Guildford	£31 (Part 1) £13 (Part 2)	£13 (Part 1) £0 (Part 2)	£44
Cheshire East	£32 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£32
Welwyn Hatfield	£0 (Part 1) £0 (Part 2)	£0 (Part 1) £0 (Part 2)	£25
Cotswold	£25 (Part 1) £10 (Part 2)	£0 (Part 1) £0 (Part 2)	£25
Forest of Dean	£25 (Part 1) £10 (Part 2)	£0 (Part 1 and Part 2)	£25
Stroud	£25 (Part 1) £10 (Part 2)	£0 (Part 1 and Part 2)	£25
North Norfolk	£25 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£25
Horsham	£0 (Part 1 and Part 2)	£22.90 (Part 1 and Part 2)	£22.90
Peterborough	£20 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£20
Basingstoke and Deane	£15 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£15

South Staffordshire	£12 (Part 1 and Part 2)	£0 (Part 1 and Part 2)	£12
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Source: NaCSBA Custom and Self Build Market Report (2023/24); Self-Build webpages of all the authorities listed above

Retrospective removal of self-build register entries

4.52 The legislation is clear at Section 2A(2) that:

“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.”

4.53 It goes on at Section 2A(6)(a) to (aa) to clarify that:

(a) “the demand for self-build and custom housebuilding in an authority’s area in respect of a base period is the aggregate of –

(i) the demand for self-build and custom housebuilding arising in the authority’s area in the base period; and

(ii) any demand for self-build and custom housebuilding that arose in the authority’s area in an earlier base period in relation to which-

(A) the time allowed for complying with the duty in subsection (2) expired during the base period in question, and

(B) the duty in subsection (2) has not been met.

(aa) the demand for self-build and custom housebuilding arising in an authority’s area in a base period is evidenced by the number of entries added during that period to the register under section 1 kept by the authority”
(emphasis added).

4.54 The primary legislation is clear that performance against the statutory duty applies to number of entries that were added during that Base Period – and not against a retrospectively revised Self-Build Register.

4.55 Therefore, the legislation is clear that retrospectively removing entrants from the self-build register does not absolve the Council of the statutory duty to meet the needs of those that had already joined the register in earlier Base Periods.

4.56 The way the legislation is applied was subject to discussion in the May 2024 appeal decision relating to land adjacent to 110 Ribchester Road, Clayton Le Dale, Blackburn¹².

¹² APP/T2350/W/23/3335737

4.57 At paragraph 11 Inspector Partington stated that *“I have been provided with differing figures for both the demand for, and supply of, self-build and custom housebuilding in the borough by the appellant and the Council. However, section 123 of the Levelling-up and Regeneration Act 2023 which came into force on 31 January 2024 made changes to the way both the demand and supply of self-build and custom housebuilding are to be calculated.”*

4.58 Clarifying the position at paragraph 12 the Inspector set out that:

“Demand is evidenced not by the number of people on the register at any one time but by the number of entries added to the register in each base period. Whilst authorities may remove individual details from the register, the number of entries remains the same, and retrospective removal of an entry does not reduce the demand figure. Moreover, unmet demand is now cumulative, so any demand that has not been met within the three year compliance period does not dissipate but rolls over and remains part of the demand that an authority has to meet.”

Secondary data sources

4.59 The Councils evidence base in the form of its 2024 LHNA Update recognises at paragraph 10.14 the recommendations of the PPG in the consideration of secondary data sources.

4.60 The self-build and custom housebuilding section of the PPG¹³ explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area. It states that:

“Secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised.”

Custom Build Homes Group Demand Data

4.61 Information received from Custom Build Homes Group (**Appendix 2**) shows that in May 2026 within postcode areas covering the Three Rivers administrative area there were 323 registrants on Custom Build Homes’ Right to Build Register who were seeking to create their own self-build or customisable home.

¹³ Paragraph: 011 Reference ID: 57-011-20210208

- 4.62 As a sub-set of this data, 31 registrants were seeking a plot to self or custom build within postcode areas covering Croxley Parish and 64 registrants were seeking a plot to self or custom build within postcode areas covering Sarratt Parish.
- 4.63 It is acknowledged that there may be some people who are registered on the Council's Self-Build Register as well as the Custom Build Homes Group register. Nevertheless, the figures on the Custom Build Homes Group platform indicate that there remains a substantial level of unmet demand for this type of housing in Three Rivers far in excess of that captured by the Council's self-build register.

Ipsos Mori and NaCSBA Polling

- 4.64 Local Self-Build 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. Numbers on the Self-Build Register can therefore be a significant under-representation of latent demand.
- 4.65 Other secondary data sources indicate that the actual demand for Self-Build and Custom Housebuilding plots may be higher than indicated by the Council's Self-Build Register including Ipsos Mori statistics and ONS population estimates.
- 4.66 The Ipsos Mori statistics commissioned by NaCSBA have consistently shown¹⁴ that 1 in 50 of the adult population wish to self or custom build.
- 4.67 Whilst it is acknowledged that this secondary data utilises national data and applies it on a localised level, when taking into account Three Rivers Council's adult population¹⁵ (77,179 based on ONS data) it results in an estimated 1,543 people interested in building their own home across the authority area.

AMA Market Research

- 4.68 Data collected at a national level by AMA Market Research¹⁶ indicates that self and custom build accounts for around 7-10% of housebuilding across the UK. Applying this 7-10% range to the housing need identified by the standard method for Three Rivers¹⁷ would result in an estimated need for between 58 to 83 self-build and custom housebuilding plots per annum.

¹⁴ 2013 to 2020 surveys of 2,000 people aged 15+ with survey data weighted to the known population profile.

¹⁵ Those aged 16 and over- ONS population estimates by local authority based on single year of age [extracted from NOMIS July 2026]

¹⁶ House of Commons Briefing Paper No. 06784 – Self-Build and Custom Build Housing (England)

¹⁷ 832 dwellings per annum (December 2024 Standard Method)

- 4.69 Whilst it is acknowledged that this secondary data also utilises national data and applies it on a localised level, when applying this range to the emerging new Local Plan period which is proposed to run from 2026 to 2041 this would result in an estimated overall need for between 870 and 1,245 self-build and custom housebuilding plots over the 15-year period.
- 4.70 Secondary data sources indicate that demand for self-build and custom housebuilding across Three Rivers is likely to be substantially higher than the numbers on the Self-Build Register suggests.
- 4.71 In this context, it is relevant to note that national surveys¹⁸ have revealed that eight out of 10 people were unaware that Council's keep a Register of people seeking a plot for a self-build and custom housebuilding project.
- 4.72 Considering which, I am of the view that latent demand is likely to be considerably higher than currently recorded on the Council's own Self-Build Register.

Secondary data sources – Other relevant appeals

- 4.73 The importance of secondary data sources was recognised by Inspector Mike Hayden in the 11 August 2020 appeal decision in relation to land at Pear Tree Lane, Euxton¹⁹. In his report at paragraph 60, Inspector Hayden held that:

"The PPG advises that data on registers can be supplemented from secondary data sources to obtain a robust assessment of demand. The Buildstore Custom Build Register, the largest national database of demand for self and custom build properties, has 185 people registered as looking to build in Chorley, with 699 subscribers to its PlotSearch service. Data from a national survey conducted by Ipsos Mori for the National Custom and Self-Build Association, when applied to Chorley's population, indicates that as many as 1,929 people may wish to purchase serviced plots in Chorley over the next 12 months".

- 4.74 Paragraph 60 concluded that:

"They provide evidence of a greater level of demand for self-build than the Council's register shows."

- 4.75 The relevance of the use of secondary data sources was also referenced in the June 2021 appeal decision relating to land off Bullens Green Lane, Colney Heath²⁰ with

¹⁸ Ipsos Mori polls commissioned by NaCSBA between 2014 to 2020.

¹⁹ APP/D2320/W/20/3247136

²⁰ APP/B1930/W/20/3265925 and APP/C1950/W/20/3265926

Inspector Masters setting out at paragraph 50 of her decision how *“the Planning Practice Guidance advises that local authorities should use the demand data from registers, supported by additional data from secondary sources, to understand and consider future need for this type of housing in their area.”*

4.76 She went on at paragraph 51 to explain that *“neither authority has an up-to-date assessment of likely future demand for this type of housing in line with the planning practice guidance”* and that *“the appellant provided detailed evidence in relation to the Custom Build Register, none of which was disputed”*.

4.77 In setting out how the two relevant authorities had not met their statutory duty, Inspector Masters also found at paragraph 51 that *“taking into account other secondary data sources, these shortfalls may well be on the conservative side”*.

4.78 More recently, Inspector Fagan in their appeal decision relating to the former Laporte Works Site, Nutfield, Tandridge²¹ which included provision for eight self-build plots referred to secondary data sources provided by Custom Build Homes at paragraph 60 when awarding substantial weight to such provision where he stated that:

“There is substantial unmet demand for such units, in the order of more than 1,000 plots. There are more than 50 people who have registered with one online provider for a plot in Nutfield Parish alone.”

Conclusions on self-build and custom housebuilding demand in Three Rivers

4.79 There are 74 cumulative Part 1 entries on the Three Rivers self-build register across Base Periods 1 to 8 seeking a serviced plot to build or commission their own home and to whom the Section 2A statutory duty applies.

4.80 However, register suppression techniques have been introduced comprising an LCT and entry and annual retainer fees. For entry onto Part 1 of the Register applicants must pay £238 and then an additional £208 every single year after that to remain on it. There are 50 local authorities which charge fees for their self-build register in England and Three Rivers charge the second highest entry and retainer fees combined in the country.

4.81 Tetlow King Planning consider that the evidence demonstrates that latent demand is likely to be considerably higher than currently recorded on the Council’s own Self-Build Register.

²¹ APP/M3645/W/25/3374913

- 4.82 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.
- 4.83 Self-Build 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. It is considered therefore that the numbers on the Self-Build Register can be a significant under-representation of latent demand.
- 4.84 The PPG explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area.
- 4.85 The Council recognises the recommendations of the PPG in the consideration of secondary data sources in its 2024 LHNA Update.
- 4.86 Consideration of secondary data sources within this Appeal Statement indicates that in Three Rivers:
- It is estimated that as many as 1,543 people may be interested in building their own home across the authority area when national survey data is applied to ONS adult population data for the authority area
 - It is estimated that there may be a need for between 870 and 1,245 self-build and custom housebuilding plots over the 15-year emerging Plan period when national data on self and custom build is applied to the standard method figure for Three Rivers.
 - Within postcode areas covering the Three Rivers administrative area in May 2026 there were 323 registrants on Custom Build Homes' Group Right to Build Register who were seeking a plot to create their own self-build or customisable home.
 - As a sub-set of this data, 31 registrants were seeking a plot to self or custom build within postcode areas covering Croxley Parish and 64 registrants were seeking a plot to self or custom build within postcode areas covering Sarratt Parish.
- 4.87 The importance of secondary data sources when considering demand was recognised by Inspector Hayden in the Pear Tree Lane appeal decision²², Inspector Masters in the

²² APP/D2320/W/20/3247136

Bullen's Green Lane, Colney Heath appeal decision²³ and Inspector Fagan in the Former Laporte Works Site, Nutfield appeal decision²⁴.

- 4.88 There remains a substantial level of unmet need for this type of housing in Three Rivers.

²³ APP/B1930/W/20/3265925; APP/C1950/W/20/3265926

²⁴ APP/M3645/W/25/3374913

Supply of Self-Build and Custom Housebuilding in Three Rivers

Section 5

The Section 2A Duty to Grant Planning Permission

- 5.1 The 2015 Self-Build and Custom Housebuilding Act (as amended) requires enough planning permissions for plots to be granted to meet the demand for self-build and custom housebuilding, noting that the level of demand is established by reference to the number of entries added to the self-build register during a Base Period.
- 5.2 At the end of each Base Period, the authority has three years in which to permission an equivalent number of plots for self-build and custom housebuilding which meet the definitions set out in the Act, as there are entries for that Base Period.
- 5.3 The definition of what constitutes self-build and custom housebuilding is set out at section 1(A1) and 1(A2) of the Act (as amended) as follows:

“(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”.
- 5.4 The Council's evidence base in the form of the 2024 LHNA Update acknowledges that the LURA 2023 tightened up the definitions regarding what can be considered appropriate supply for self and custom housebuilding.
- 5.5 It recognises that the Act means that local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. And that this means relevant permissions need to be secured for this

purpose, such as through a condition attached to the planning permission or a legal agreement between the applicant and the council.

Self-build and custom housebuilding permissions in Three Rivers

5.6 There are three data sets to consider in respect of the supply of permissions for self-build and custom housebuilding in Three Rivers, these comprise:

- Data returns to MHCLG on Right to Build Register Monitoring
- Freedom of Information data received (April 2026²⁵)
- Committee Report for 25/1020/OUT (March 2026)

MHCLG Right to Build Register monitoring (21 February 2025)

5.7 The Council's data returns to MHCLG claim a total of 129 plots permissioned across Base Periods 1 to 9 with these attributed to the following Base Periods based upon the date permissions are recorded within the data returns:

- Base Period 1 – 71
- Base Period 2 – 17
- Base Period 3 – 7
- Base Period 4 – 12
- Base Period 5 – 22
- Base Period 6 – 0

5.8 No information is provided on the permissions being counted however within the MHCLG data returns to enable any meaningful analysis of them to consider whether they are secured to be delivered as such by condition or legal agreement. Little reliance can therefore be placed upon this claimed supply of permissions given the absence of evidence.

Freedom of information response (April 2026)

5.9 The FOI data received in April 2026 sets out at question 13 that *“prior to April 2024 the Council did not log self-build/custom-build applications or permissions on its system as a matter of course. The Council primarily identified self-build/custom-build applications via the self-build exemption option on CIL forms. Since BNG came into*

²⁵ Appendix 1

effect, the Council has logged all applications which have claimed a BNG exemption due to being self-build/custom build.”

- 5.10 In response to question 13 of the FOI request the Council provided:
- List of CIL exemptions between 1 April 2016 and 30 October 2022
 - List of CIL exemptions between October 2022 and April 2026
 - A list of permissions said to qualify for the BNG exemption by virtue of being self or custom build, together with those said to include self-build in the development description and what the Council termed as ‘other’ where it is said the Officer was made aware during determination, they were self or custom build
- 5.11 The information is not provided in a manner that provides comparative analysis against the correct Base Periods and the Council advised that permissions may overlap across the different data sets.
- 5.12 Question 14 of the FOI request asked for details of permissions secured by legal agreement or condition and in response the Council advised that it does not hold this information and that their applications search portal should be used to search for the permissions provided in response to question 13.
- 5.13 The Council were asked at FOI question 16 how permissions are identified as being for self and custom housebuilding, meeting the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended) and the PPG requirements for primary input into design and layout. The FOI data indicates that this is through *“officers’ professional judgement”*.
- 5.14 **Appendix 3** to this Appeal Statement combines all the datasets provided by the Council in the FOI response and removes duplicates which results in a total claimed supply of 78 permissions (providing 94 plots) that the Council claim to be counting towards their Section 2A duty. This is notably less than the 129 claimed through their data returns to MHCLG.
- 5.15 Tetlow King Planning’s analysis of this revealed however that:
- 13 permissions (providing 14 plots) secured the provision of self-build and custom housebuilding through a planning condition
 - Three permissions (providing 14 plots) secured the provision of self-build and custom housebuilding through a legal agreement either in the form of a Unilateral undertaking or a Section 106 Agreement

- 35 permissions did not secure the provision of self-build and custom housebuilding by way of condition or legal agreement
- 27 permissions made reference within an informative but did not secure the provision of self-build and custom housebuilding by way of condition or legal agreement

5.16 Of the 78 permissions provided by the Council, my analysis has found that only 16 permissions (providing 28 plots) have a mechanism to secure their implementation as self-build and custom housebuilding in line with the legislative definitions in the 2015 Act (as amended).

5.17 As such these are the only permissions which provide any certainty that they meet the legislative definitions within the 2015 Act (as amended) and can therefore be counted towards addressing the Section 2A duty.

5.18 It is important in this context to reflect on paragraph 10.6 of the Council's own evidence base in the form of the 2024 LHNA Updates which states that

“The Act means that local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. This means relevant permissions need to be secured for this purpose, such as through either through a condition attached to the planning permission or a legal agreement between the applicant and the council.”

Summary of the self-build and custom housebuilding supply position in Three Rivers

5.19 The Council appears to place considerable reliance upon CIL self-build exemption applications as a proxy for supply of self and custom build permissions. However, Tetlow King Planning do not consider reliance upon such exemptions to be a robust approach to monitoring the actual supply of permissions for self-build and custom housebuilding – a position that is supported by a recent appeal decision.

5.20 In the 5 August 2025 appeal decision relating to land west of Leighton Buzzard Road, Hemel Hempstead²⁶ at paragraph 137 Inspector Dillon set out that:

“Community Infrastructure Levy (CIL) self-build exemption applications are not a reliable proxy for the actual level of the supply of this housing product. This is because the Borough Council's duty applies to the grant of development permission and the

²⁶ APP/A1910/W/24/3345435

CIL Regulations provide a different definition of this housing product for their own distinct purpose.”

5.21 Furthermore, at paragraph 138 the Inspector recorded that:

“The Borough Council has not clearly demonstrated that it had interrogated each permission against the definition in the Self-build and Custom Housebuilding Act (2015), whereas the appellant has.”

5.22 It is particularly relevant to note that the CIL Regulations do not correlate with the Self-Build and Custom Housebuilding legislation. To qualify for the CIL self-build exemption there is no requirement to have had primary input into design and layout which means there can be no certainty that the legislative definitions at Section 1(A1) and 1(A2) of the 2015 Act (as amended) are achieved.

5.23 For example, Landowner A could achieve full planning permission and sell the land with permission to Purchaser B who then builds (or commission someone to build for them) the home in line with the permission for which they had no input whatsoever into design and layout and yet they can still achieve the CIL self-build exemption under the CIL Regulations.

5.24 When one considers this against the definition of a self or custom-builder at Section (1)(A2) of the 2015 Act (as amended) it is clearly stated there that *“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”*

5.25 Plainly such a scenario would not meet with the legislative requirements under Section 2A of the Act.

5.26 There is considerable uncertainty therefore as to the robustness of the Councils approach to which permissions are being counted towards its supply. The FOI response from the Council indicates that prior to April 2024 the Council did not appear to be actively monitoring whether permissions were self-build and custom housebuilding as a matter of course.

5.27 In addition to which one must also consider the amendments to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA which makes clear at Section 2A(2) that in the context of the statutory duty, development permissions that are counted towards this must be *“for the carrying out of self-build and custom housebuilding”* on serviced plots. Where such permissions are secured by condition or legal agreement then this provides certainty in this regard.

- 5.28 Without an enforceable mechanism such as a planning obligation or condition to secure provision of a permission, or part thereof, as self-build and custom housebuilding there can be no certainty that this is what will be delivered or that it would meet the legal definitions contained within the 2015 Act (as amended).

Statutory duty performance in Three Rivers

- 5.29 Section 4 of this Appeal Statement set out the number of Part 1 entries on the Three Rivers Self-Build register to which the statutory duty to grant planning permission applies. Figure 5.1 utilises this data to illustrate the Appellants position in respect of statutory duty performance when considering permissions that have a mechanism to secure as self-build and custom housebuilding by way of condition or legal agreement.

Figure 5.1: Statutory duty performance in Three Rivers

Base Period	No. of Part 1 Entries (individuals and associations)	Long-stop date to Meet Demand	No. of plots permitted with mechanism to secure	Base Period Shortfall/Surplus	Cumulative shortfall/surplus
1 (1 April 2016 to 30 October 2016)	15	30 October 2019	0	-15	-15
2 (31 October 2016 to 30 October 2017)	30	30 October 2020	0	-30	-45
3 (31 October 2017 to 30 October 2018)	17	30 October 2021	0	-17	-62
4 (31 October 2018 to 30 October 2019)	4	30 October 2022	9	+5	-57
5 (31 October 2019 to 30 October 2020)	3	30 October 2023	5	+2	-55
6 (31 October 2020 to 30 October 2021)	2	30 October 2024	4	+2	-53
7 (31 October 2021 to 30 October 2022)	1	30 October 2025	6	+5	-48
8 (31 October 2022 to 30 October 2023)	2	30 October 2026	4	+2	-46
Totals	74	Totals	28	-46	

Source: FOI Response (March 2026)

- 5.30 The Appellant's position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant's position on supply then the statutory duty has not been met for Base Periods 1 to 3 and resultantly there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8.

Future delivery of self-build and custom housebuilding plots in Three Rivers

- 5.31 Neither the Core Strategy, Development Management Policies Local Development Document, the Site Allocations Local Development Document or the Croxley Green Neighbourhood Plan contain any policies for the provision of self-build and custom housebuilding.
- 5.32 The only reference to self and custom build in the adopted Development Plan is within the Sarratt Neighbourhood Plan which states that *"self-build as one of the most cost-effective routes to home ownership is to be encouraged"* and supports the provision of self-build properties through Policy 4: Housing Mix. Despite this there remains an unmet need for this type of housing
- 5.33 The emerging Three Rivers New Local Plan includes a policy that seeks 2% of overall unit numbers to be provided as self and custom build plots on sites of 200 or more dwellings where possible. However, the emerging Plan has been subject to Intervention from the Minister of State for Planning and Housing, and it is currently unclear if, or when, the Plan is capable of being found sound. As a result, it is unlikely to address unmet needs for this time of housing anytime soon.
- 5.34 Sites such as the appeal site are essential to respond to unmet needs for self and custom build.

Conclusions on self-build and custom housebuilding supply in Three Rivers

- 5.35 There is a total of 74 Part 1 register entries to which the statutory duty applies between Base Periods 1 to 8.
- 5.36 The Appellant's position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant's position on supply then there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8.
- 5.37 The amendments to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA make clear at Section 2A(2) that in the context of the statutory duty, development permissions that are counted towards this must be *"for the carrying out of self-build and custom housebuilding"* on serviced plots. Only where such

permissions are secured by condition or legal agreement can there be certainty in this regard.

- 5.38 And the Council's own evidence base - in the form of the 2024 LHNA Update - to its emerging Plan states at paragraph 10.6 that:

“Local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. This means relevant permissions need to be secured for this purpose, such as through either a condition attached to the planning permission or a legal agreement”.

- 5.39 Without an enforceable mechanism such as a planning obligation or condition to secure provision of a permission, or part thereof, as self-build and custom housebuilding there can be no certainty that this is what will be delivered or that it would meet the legal definitions contained within the 2015 Act (as amended).
- 5.40 Whilst there is an adopted Development Plan policy which supports self and custom build within the Sarratt Neighbourhood Plan it has proven to be ineffective in addressing unmet needs for this type of housing and in any event could only be applied in Sarratt Neighbourhood Plan area. The need for this type of housing appears highly unlikely to be addressed by the current adopted Development Plan anytime soon.
- 5.41 The emerging new Local Plan includes a proposed policy requiring 2% of dwellings on sites of 200 or more to be self or custom build. However, it currently remains unclear if, or when, the emerging Plan will be capable of being found to be sound. Resultantly it will also not address unmet needs anytime soon.
- 5.42 What is abundantly clear is that action needs to be taken now to address unmet needs. Serviced plots secured by legal agreement – such as the those proposed by the appeal scheme - are necessary to address both current and future unmet need for this type of housing in Three Rivers.

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

Section 6

Introduction

- 6.1. The Government attaches weight to achieving the objective of significantly boosting the supply of homes. The NPPF is clear at paragraph 61 that 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.
- 6.2. Paragraph 62 of the NPPF sets out that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment. It goes on at paragraph 63 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.
- 6.3. Irrespective of the controlling political party, there has been longstanding Government support for increasing the supply of plots for self-build and custom housebuilding. As has been set out in the preceding section of this Appeal Statement, there remains an unmet need for plots in Three Rivers.
- 6.4. The adopted Plan strategy appears highly unlikely to address these unmet needs for this type of housing without sites such as the appeal site which makes provision for serviced plots secured by legal agreement which provides certainty that legislative definition compliant self and custom build homes will be delivered.
- 6.5. The emerging New Local Plan proposes a policy to require 2% of all dwellings on sites of 200 dwellings or more to be delivered as self or custom housebuilding plots. However, the emerging Plan has been subject to Intervention from the Minister of State for Planning and Housing, and it is currently unclear if, or when, the Plan is capable of being found sound. As a result, it is unlikely to address unmet needs for this time of housing anytime soon. Nevertheless, the appeal proposals are in accordance with this emerging Plan requirement.

The weight to be attributed to the proposed self-build and custom housebuilding plots

Committee Report (22 January 2026)

- 6.6. In recommending the appeal scheme for approval, self-build and custom housebuilding is mentioned just once at paragraph 7.3.2 with reference to Policy 4.2 of the Sarratt Neighbourhood Plan.
- 6.7. No consideration is given within the Committee Report to the extent of unmet needs for this type of housing in Three Rivers and nor is any weight identified as being given to this benefit in the planning balance.

Committee Report for 25/1020/OUT (19 March 2026)

- 6.8. In the Committee Report for the outline application for 256 dwellings (which includes 13 self and custom build plots) which was determined (and refused) two months after the appeal scheme, it states at paragraph 7.1.22 that:

“To date, the Local Plans team at the Council have confirmed that no custom and self-build homes have been delivered in the District. In the current local plan, there are no local planning policies that relate to custom and self-build homes. The emerging local planning Policy HOU1 states that proposals for self-build and custom housebuilding will be supported where development would have no adverse effect on the local character, with sites of at least 200 dwellings expected to provide 2% of serviced plots for self-build and custom build where possible. The development proposes 10% (13 dwellings) and thus would exceed emerging Policy HOU1.”

- 6.9. Then in undertaking the planning balance exercise, under paragraph 7.17.1 it states that:

“No self-build homes have been delivered to date within the District. In an appeal decision in Sarratt it was accepted at the time by the Local Planning Authority that this type of housing in the District significantly exceeds supply. Officers are of the view that given the identified need, self/custom build housing should be afforded significant weight in favour of the development.”

- 6.10. The numerical plot offers from this appeal scheme and the application assigned reference 25/1020/OUT is broadly similar at 12 plots and 13 plots respectively. Yet no consideration appears to have been given to this as a benefit in the Committee Report for this appeal scheme.

Statement of Common Ground

- 6.11. The Statement of Common Ground records that the Council has now clarified its position on the weighting to the benefit of 12 self-build and custom housebuilding plots through this appeal proposal and that it now considers this merits significant weight in the planning balance.
- 6.12. The Appellants position on weight to this benefit is set out later in this section of this Appeal Statement.

Secretary of State and appeal decisions

- 6.13. The importance of self-build and custom housebuilding as a material consideration has been reflected in several Secretary of State and appeal decisions.
- 6.14. 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. Brief summaries of relevant appeals are outlined below.

Appeal decision: Land at Pear Tree Lane, Euxton (11 August 2020)²⁷

- 4.89 The appeal proposals included 18 plots for self and custom build.
- 4.90 At paragraph 59 the Inspector set out that *“Chorley’s self-build register contained expressions of interest in serviced plots from 9 individuals at March 2020⁴³. However, the Central Lancashire Housing Study acknowledges this may underestimate demand for self-build, because awareness of the Right to Build Registers in England is low.”*
- 4.91 Inspector Hayden found that:
- “The PPG advises that data on registers can be supplemented from secondary data sources to obtain a robust assessment of demand. The Buildstore Custom Build Register, the largest national database of demand for self and custom build properties, has 185 people registered as looking to build in Chorley, with 699 subscribers to its PlotSearch service. Data from a national survey conducted by Ipsos Mori for the National Custom and Self-Build Association, when applied to Chorley’s population, indicates that as many as 1,929 people may wish to purchase serviced plots in Chorley over the next 12 months”.*
- 4.92 Paragraph 60 concluded that:

²⁷ APP/D2320/W/20/3247136

“They provide evidence of a greater level of demand for self-build than the Council’s register shows.”

6.15. At paragraph 61 he went on to explain that:

“In terms of supply, the Council’s 5YHLS statement contains 49 self-build and custom house building plots with planning permission, including 20 in Euxton, but only 27 of the 49 plots have been secured by legal agreements. For the remaining 22 plots permitted, the applicants have indicated the intention to exercise self-build exemption from CIL. However, evidence for the period 2016-2019 shows that only around 30% of such developments in Chorley have ultimately qualified for self-build exemption, which indicates that CIL self-build exemption applications are not a reliable proxy for the actual level of self-build supply.”

6.16. Paragraph 62 details how the Inspector considered that the supply of self-build plots in the Borough was likely to fall well short of anticipated demand and that *“a s such the provision of a further 18 self-build and custom house building plots on the appeal site would make an important contribution to the need for this type of housing in Chorley. This would be an additional benefit of the scheme to which proportionate weight should be given in the planning balance.”*

6.17. In undertaking the planning balance, at paragraph 102 the Inspector found that:

“The provision of 18 of the units as self-build or custom house building plots should also attract significant weight in favour of the proposal, given the level of demand for self-build as a sector of housing need in Chorley.”

Appeal decision: Land at Church Lane, Whittington (20 November 2020)²⁸

6.18. The appeal proposals were for two self-build dwellings.

6.19. At paragraph four the Inspector found that for the second base period there was a significant undersupply and that *“consequently, and notwithstanding the existence of a five-year housing land supply more generally, the significant undersupply of self-build housing in the second Base Period carries substantial weight in favour of the proposal in helping to meet statutory requirements”* (emphasis added).

6.20. They also recognised at paragraph five that *“the self-build nature of the proposal has been appropriately secured by the executed Unilateral Undertaking submitted by the*

²⁸ APP/H1840/W/20/3255350

appellant” which they considered met the three tests in the NPPF and Regulations 122(2) of the Community Infrastructure Levy Regulations 2010 (emphasis added).

- 6.21. In drawing together their conclusions at paragraph 10, the Inspector set out that although *“the proposal would not be in an appropriate location, conflicting with Policies SWDP1, SWDP2 and SWDP21 of the SWDP, as these policies seek to protect the countryside and significant gaps from urbanising development. However, I have identified an undersupply of self-build housing, and the policy objectives under paragraph 61 of the Framework, as a material consideration carrying substantial weight in favour of the proposal that outweighs the limited harm from conflict with the development plan in this particular case”* (emphasis added).

Appeal Decision: Land off Bullens Green Lane, Colney Heath (14 June 2021)²⁹

- 6.22. Inspector Masters in her 14 June 2021 decision to allow 100 dwellings in the Green Belt (10% of which were self-build plots) at Colney Heath.
- 6.23. At paragraph 50 of her decision, she set out at paragraph 50 of her decision how *“the Planning Practice Guidance advises that local authorities should use the demand data from registers, supported by additional data from secondary sources, to understand and consider future need for this type of housing in their area.”*
- 6.24. Inspector Masters went on at paragraph 51 to explain that *“neither authority has an up-to-date assessment of likely future demand for this type of housing in line with the planning practice guidance”* and that *“the appellant provided detailed evidence in relation to the Custom Build Register, none of which was disputed”*.
- 6.25. She discussed how the authorities in that case had not met their statutory duty and stated that *“taking into account other secondary data sources, these shortfalls may well be on the conservative side.”*
- 6.26. Inspector Masters concluded at paragraph 52 that *“the provision of 10 self-build serviced plots at the appeal site will make a positive contribution to the supply of self-build plots in both planning authority areas. I am attaching substantial weight to this element of housing supply.”*

²⁹ APP/B1930/W/20/3265925 and APP/C1950/W/20/3265926

Appeal decision: Land adjacent to Walton Hall, Chapel Lane, Walton (8 September 2022)³⁰

- 6.27. The appeal proposals were for one self-build dwelling.
- 6.28. Inspector Young set out at paragraph 6 that *“the Council has not met its statutory duty to have issued a sufficient number of permissions to meet demand arising from its Self-Build Register in respect of Base Periods 1, 2 and 3”*.

- 6.29. The Inspector further found that:

“In the light of the shortfall in provision the need to increase the supply of self and custom-build housing is an important planning consideration which must carry substantial weight” (emphasis added).

Appeal decision: Land South of (East of Griffin Place) Radwinter Road, Sewards End, Saffron Walden (5 October 2022)³¹

- 6.30. The appeal proposals were for 230 dwellings with 5% custom build provision secured by legal agreement. The Appellants contended that the Council had failed its statutory duty for Base Periods 1, 2 and 3 and were on course to fail Base Period 4 too.

- 6.31. At paragraph 88, Inspector Masters stated that:

“I have concluded that the benefits of housing delivery, affordable housing and custom-build housing should all individually carry substantial weight” (emphasis added).

Appeal decision: Land adjacent to 110 Ribchester Road, Clayton Le Dale, Blackburn (1 May 2024)³²

- 6.32. The appeal proposals were for a single unit of self-build housing, secured in line with the legislative definitions by way of unilateral undertaking.
- 6.33. At paragraph 11 the Inspector set out that Section 123 of the Levelling Up and Regeneration act (LURA) 2023 made changes to the way both the demand and supply of self-build and custom housebuilding are to be calculated.
- 6.34. Paragraph 12 explained how *“demand is evidenced not by the number of people on the register at any one time but by the number of entries added to the register in each base period. Whilst authorities may remove individual details from the register, the number of entries remains the same, and retrospective removal of an entry does not*

³⁰ APP/F2415/W/22/3296353 and APP/F2415/W/22/3300240

³¹ APP/C1570/W/22/3296426

³² APP/T2350/W/23/3335737

reduce the demand figure. Moreover, unmet demand is now cumulative, so any demand that has not been met within the three year compliance period does not dissipate but rolls over and remains part of the demand that an authority has to meet.

- 6.35. Wit paragraph 13 then going on to explain that *“the recent amendments mean that a development permission now only counts in meeting the duty if it is actually for self-build or custom housebuilding – a permission is no longer considered suitable if the development could include self-build and custom housing. Whilst regulations are still awaited that will define exactly what can be counted as a development permission, the government have indicated that it is likely to require that for a permission to count it will need to be characterised by a condition or planning obligation making that requirement explicit.”*
- 6.36. Paragraph 14 detailed that *“As such, it is clear the intention is that only land specifically for self-build or custom housebuilding qualifies towards a grant of permission to meet demand. This change means that it is no longer reasonable to count extant outline planning permissions as meeting the definition unless they have a mechanism attached to them to secure the development is restricted to self-build and custom housebuilding.”*
- 6.37. Paragraph 15 identified a total of 65 register entries and a single dwelling permission secured by legal agreement in supply.
- 6.38. At paragraph 17 the Inspector found that *“In the light of this, although the appeal scheme is only for 1 dwelling, I consider that substantial weight should be given to the fact that it is a self-build dwelling that would contribute towards meeting the significant demand for such housing in the borough.”*

Appeal Decision: Land rear of 17-49 Church Lane, Sarratt and land adjacent to 97 Church Lane, Sarratt (3 May 2024)³³

- 6.39. The conjoined appeal proposals were for 83 dwellings and nine dwellings respectively with either proposal making provision for self and custom build plots.
- 6.40. The Inspector detailed at paragraph 79 that:
- “The Council acknowledges no custom and self-build homes have yet been delivered in the District. Nor does it question the Appellant’s evidence on the need for custom and self-build housing.”*

³³ APP/P1940/W/22/3311477 and APP/P1940/W/22/3311479

6.41. Paragraph 80 explained that:

“The Framework also requires that the provision of custom and self-build housing should be assessed and reflected in planning policies. Furthermore, there is a statutory requirement for local authorities to keep a register of those seeking to acquire plots for custom and self-build housing and to grant sufficient permission to meet demand. In the case of these appeals, there are no development plan policies that relate to custom and self-build homes. It is accepted by the Council that demand for this type of housing in the District significantly exceeds supply.”

6.42. At paragraph 81 the Inspector set out that:

“Appeal A would deliver up to 83 dwellings of which at least 44 would be affordable. As noted, the affordable dwellings would comprise a mix of social rent / affordable rent, shared ownership and ‘First Homes’ tenures. A minimum of 10% of the new housing would be custom / self-build housing. The proposal would make a very positive contribution to all these types of much needed housing within the district. I consider the benefits of market and affordable housing each attract very substantial weight, and custom and self-build housing, substantial weight” (emphasis added).

6.43. And at paragraph 82 he stated that:

“Appeal B would deliver 9 market homes and 4 affordable homes. This scheme relies on Appeal A being granted for the delivery of off-site affordable housing to be provided on Site A, in addition to Appeal A’s own provision. Alternatively, if Appeal A is dismissed, the payment of an in lieu affordable commuted sum would be provided. Appeal B would also include the provision of self-build housing. Although a significantly smaller scheme than Appeal A, I consider the provision of market and affordable housing, together with the custom and self-build housing, nonetheless all attract substantial weight, by contributing to the serious housing shortfall” (emphasis added).

Appeal decision: Land at Barnet Lane and Furzehill Road, Borehamwood, Hertfordshire (27 November 2024)³⁴

6.44. The appeal proposals for up to 220 dwellings in the Green Belt included provision for 5% of the open market units to be secured as self-build and custom housebuilding, equivalent to six plots.

6.45. At paragraph 96, the Inspectors report set out that:

³⁴ APP/N1920/W/24/3346928

“What is important is that the evidence before me indicates that only 40 self-build or custom-build housing plots have been delivered in Hertsmere over the last 8 years. The current supply appears to be the 4 plots arising from the planning permission granted on appeal by the Hartfield Avenue Inspector in March of this year. The appellant points out that the Council had until 30 October 2024 to address the shortfall of at least 18 plots that had accrued in the period up to Base Period 5 as well as meeting demand for a further 15 additional plots arising from Base Period 6, or it will fail in its statutory duty for the fifth consecutive year. The Council now has until 30 October 2025 to address this existing shortfall and to make provision for at least 7 further plots.”

6.46. And continued at paragraph 97 to explain that *“against this background the appeal scheme would provide 6 plots for self/custom build homes”*.

6.47. The Inspector found at paragraph 98 of their decision that *“the appeal proposal would address 86% of the Council’s current Base Period requirement of 7 plots, which it is required to meet by 30 October 2025. Having regard to all of these points I conclude that substantial weight to this matter is justified in this case.”*

Appeal decision: Land west of Leighton Buzzard Road, Hemel Hempstead (5 August 2025)³⁵

6.48. The appeal proposals were for up to 390 dwellings and included 5% serviced plots for self-build secured by planning obligation.

6.49. At paragraph 136 Inspector C Dillon noted that there were no adopted policies to secure the provision of self-build and custom build plots.

6.50. She continued at paragraph 137 where the Inspector stated that:

“The appellant has clearly demonstrated that the demand calculated by the Borough Council significantly under-represents true demand for this housing product. On the supply side, I concur that Community Infrastructure Levy (CIL) self-build exemption applications are not a reliable proxy for the actual level of the supply of this housing product. This is because the Borough Council’s duty applies to the grant of development permission and the CIL Regulations provide a different definition of this housing product for their own distinct purpose.”

6.51. With paragraph 138 detailing how:

³⁵ APP/A1910/W/24/3345435

“The Borough Council has not clearly demonstrated that it had interrogated each permission against the definition in the Self-build and Custom Housebuilding Act (2015), whereas the appellant has. Furthermore, there is evidence of double counting across the base periods. Consequently, there is a substantial shortfall in supply.”

- 6.52. Paragraph 139 set out that *“the planning obligation would secure this housing component of the appeal proposal which is a public benefit carrying substantial favourable weight here”*

Appeal decision: Land North of Dixons Wharf, Wilstone, Tring (18 August 2025)³⁶

- 6.53. The appeal made provision for nine self-build plots, secured in line with the legislative definitions by way of planning obligation.
- 6.54. At paragraph 40 Inspector B Pattison found that *“insufficient permissions have been given in accordance with the statutory duty and so this matter is a material consideration in favour of granting planning permission”*.
- 6.55. He continued at paragraph 43 to explain that *“in light of the shortfall in provision, the need to increase the supply of SBCH is an important planning consideration which carries substantial weight. Nine units would meet local demand and widen housing choice.”*
- 6.56. In undertaking the planning balance, at paragraph 60 the Inspector stated that *“the proposal would also contribute self-build dwellings towards meeting the significant current unmet demand for SBCH in the area. I have found that there would be substantial beneficial contributions to the provision of SBCH plots in a context of ongoing undersupply.”*

Conclusions on the weight to be attributed to the provision of self-build and custom housebuilding plots

- 6.57. Sections 4 and 5 of this Appeal Statement demonstrate that there remains an unmet need for this type of housing within Three Rivers
- 6.58. The Appellant’s position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant’s position on supply then there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8.
- 6.59. A number of appeal decisions have found that substantial weight has been afforded to the provision of serviced plots for self-build and custom housebuilding by Inspectors

³⁶ APP/A1910/W/25/3360073

and the Secretary of State and that helping to address statutory duty failure can outweigh policy conflicts:

- Even where such provision is in line with policy requirements;
- Where there has been statutory duty failure – even if only for a single base period;
- Where secondary data sources indicate a level of demand that has not been captured by and exceeds that on the self-build register;
- Where the contribution to addressing shortfall is as low as a single plot; and
- Within the Green Belt where such provision can form part of the Very Special Circumstances

6.60. Given the extent of unmet need for self-build and custom housebuilding relative to identified demand in Three Rivers, Tetlow King Planning consider that nothing less than **substantial weight** should be attributed to the provision of 12 serviced plots for self-build and custom housebuilding through the appeal proposals in the planning balance.

6.61. The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is critical as it is the only way in which there can be certainty that those permissions would be delivered as such.

6.62. Only in such circumstances can one be sure that they are therefore permissions which meet the legal definition within the 2015 Act (as amended) and can therefore be counted towards the Section 2A statutory duty.

6.63. In addition to which, the provision of 12 plots secured by legal agreement through the appeal proposals would address 26% of the cumulative unmet self-build register needs that has accrued across Base Period 1 to 8 in Three Rivers.

Summary

6.64. Accordingly, the reason that Tetlow King Planning consider that **substantial weight** is appropriate in respect of the provision of 12 serviced plots can be summarised as follows:

- (a) In Three Rivers across Base Periods 1 to 8 there were a total of 74 Part 1 register entries. However, the register has been subject to suppression through the imposition of a local connection tests and the second highest entry and retainer fees combined in England.

- (b) It is the Appellants position that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant's position on supply then there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8. The appeal proposals would address 26% of the current shortfall.
- (c) The Development Plan strategy has failed to address unmet needs for this type of housing. Without sites such as the appeal site making provision by way of legal obligation the Council has no clear strategy through which to remedy this anytime soon.
- (d) The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is critically important as it is the only way in which there can be certainty that those permissions would be delivered as such.
- (e) The Councils own evidence base in the form of the 2024 LHNA Update - to its emerging Plan accepts that *"local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. This means relevant permissions need to be secured for this purpose, such as through either through a condition attached to the planning permission or a legal agreement between the applicant and the council"*.
- (f) The emerging New Local Plan proposes a requirement for 2% of all dwellings on sites of 200 dwellings or more to be provided as self or custom build. However, the emerging Plan has been subject to Intervention from the Minister of State for Planning and Housing, and it is currently unclear if, or when, the Plan is capable of being found sound. As a result, it is unlikely to address unmet needs for this time of housing anytime soon.
- (g) The Councils own evidence base also recognises the use of secondary data sources in accordance with the PPG
- (h) Secondary data sources considered in this Appeal Statement illustrate that the need for this type of housing in Three Rivers is likely to be substantively higher than the number of entries recorded by the self-build register suggest.
- (i) Several other appeal decisions have found that the provision of serviced plots in the context of unmet needs has warranted substantial weight in the planning balance given the importance of the statutory duty and self-build registers and the duty to have regard to them as a material consideration in decision taking.

- (j) The appeal site, which secures 12 serviced plots by legal agreement, is necessary to address the unmet need for this type of housing that the Development Plan has failed to address.

Summary and Conclusions

Section 7

Summary

- 7.1 This Self-Build and Custom Housebuilding Appeal Statement has been prepared by **Tetlow King Planning**, on behalf of **Richborough**.
- 7.2 The appeal scheme seeks permission for up to 600 residential units inclusive of market and affordable homes and self-build plots. A total of 12 plots is proposed to be secured as serviced plots for self-build and custom housebuilding.

Self-build and custom housebuilding as an important material consideration

- 7.3 Central Government, regardless of the controlling political party, has been consistent in seeking to boost the supply of Self-Build and Custom Housebuilding for more than a decade. There is a national unmet demand for this type of housing.
- 7.4 Changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities with Section 123 coming into force on 31 January 2024.
- 7.5 There are no transitional arrangements therefore the provisions can be applied retrospectively. The imposition of the requirement for local authorities to count cumulative register numbers where there have been previous base period shortfalls further indicates that this is the way the legislative amendments are intended to be applied.
- 7.6 Local authorities are required to address this through granting sufficient development consents to meet the demand for Self-Build and Custom Housebuilding arising from the self-build register and examining secondary data sources in addition to their Register numbers to obtain a robust assessment of demand and to understand and consider future needs for this type of housing in their area.
- 7.7 The requirement to deliver Self-Build and Custom Build homes is enshrined in statute and within national policy through both the NPPF 2024 and the PPG. The December 2024 NPPF expressly supports the provision of self-build and custom housebuilding

on mixed tenure sites to create diversity and support timely build out rate at paragraph 71.

- 7.8 The December 2025 consultation draft NPPF proposes that development plans take account of the needs of those wishing to build or commission their own homes and encourages a mix of housing for specific groups including plots of custom or self-build on large scale residential and mixed-use development. In addition to which it proposed that where the housing needs of different groups have been identified, the development plan should incorporate policies to address this through identifying sites or setting requirements for parts of allocated sites.

The Development Plan and other material considerations

- 7.9 The Development Plan for Three Rivers comprises the Three Rivers Core Strategy 2011-2026 (2011), the Development Management Policies Local Development Document (2013), the Site Allocations Local Development Document (2014), the Sarratt Neighbourhood Plan (2025) and the Croxley Green Neighbourhood Plan (2018).
- 7.10 The only reference to self and custom build in the adopted Development Plan is within the Sarratt Neighbourhood Plan which states that “*self-build as one of the most cost-effective routes to home ownership is to be encouraged*” and supports the provision of self-build properties through Policy 4: Housing Mix.
- 7.11 The emerging Three Rivers New Local Plan includes a policy that seeks 2% of overall unit numbers to be provided as self and custom build plots on sites of 200 or more dwellings where possible. However, the emerging Plan has been subject to Intervention from the Minister of State for Planning and Housing, and it is currently unclear if, or when, the Plan is capable of being found sound.
- 7.12 The 2015 Self-Build and Custom Housebuilding Act (as amended) places a statutory duty on the Council to have met demand arising from each Base Period of its Register within three years of the end of each Base Period.
- 7.13 Further changes to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA imposed a tightening of the legislative provisions on local authorities including the requirement to carry forward unmet demand from earlier Base Periods until such time that it has been met and ensure that only permissions that are for self and custom build are to be counted towards addressing the statutory duty.

- 7.14 The NPPF requires the needs of those wishing to commission or build their own home to be assessed and reflected in policy and the PPG is clear that to undertake a robust assessment of demand the register can be supplemented with secondary data sources to understand and consider future needs for this type of housing.
- 7.15 At a national level there continues to remain a clear desire by central Government to significantly boost the supply of Self-Build and Custom Housebuilding through both the NPPF and the PPG.

Self-build and custom housebuilding demand in Three Rivers

- 7.16 There are 74 cumulative Part 1 entries on the Three Rivers self-build register across Base Periods 1 to 8 seeking a serviced plot to build or commission their own home and to whom the Section 2A statutory duty applies.
- 7.17 However, register suppression techniques have been introduced comprising an LCT and entry and annual retainer fees. For entry onto Part 1 of the Register applicants must pay £238 and then an additional £208 every single year after that to remain on it. There are 50 local authorities which charge fees for their self-build register in England and Three Rivers are the second highest in the country for entry and retainer fees combined.
- 7.18 In light of which Tetlow King Planning consider that latent demand is likely to be significantly higher than currently recorded on the Council's own Self-Build Register.
- 7.19 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.
- 7.20 I consider that local Self-Build 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. It is considered therefore that the numbers on the Self-Build Register can be a significant under-representation of latent demand.
- 7.21 The PPG explains that local authorities should use the demand data from the registers in their area, supported as necessary by additional data from secondary sources, to understand and consider future need for this type of housing in their area.
- 7.22 The Council recognises the recommendations of the PPG in the consideration of secondary data sources in its the 2024 LHNA Update.

7.23 Consideration of secondary data sources within this Appeal Statement illustrates that in Three Rivers:

- It is estimated that as many as 1,543 people may be interested in building their own home across the authority area when national survey data is applied to ONS adult population data for the authority area
- It is estimated that there may be a need for between 870 and 1,245 self-build and custom housebuilding plots over the 15-year emerging Plan period when national data on self and custom build is applied to the standard method figure for Three Rivers.
- Within postcode areas covering the Three Rivers administrative area in May 2026 there were 323 registrants on Custom Build Homes' Group Right to Build Register who were seeking a plot to create their own self-build or customisable home.
- As a sub-set of this data, 31 registrants were seeking a plot to self or custom build within postcode areas covering Croxley Parish and 64 registrants were seeking a plot to self or custom build within postcode areas covering Sarratt Parish.

7.24 The importance of secondary data sources when considering demand was recognised by Inspector Hayden in the Pear Tree Lane appeal decision³⁷, Inspector Masters in the Bullen's Green Lane, Colney Heath appeal decision³⁸ and Inspector Fagan in the Former Laporte Works Site, Nutfield appeal decision³⁹.

7.25 There remains a substantial level of unmet need for this type of housing in Three Rivers.

Self-build and custom housebuilding supply in Three Rivers

7.26 There is a total of 74 Part 1 register entries to which the statutory duty applies across Base Periods 1 to 8.

7.27 The Appellant's position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant's position on supply then there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8.

7.28 The amendments to the 2015 Self-Build and Custom Housebuilding Act (as amended) through the 2023 LURA make clear at Section 2A(2) that in the context of the statutory duty, development permissions that are counted towards this must be "*for the carrying*

³⁷ APP/D2320/W/20/3247136

³⁸ APP/B1930/W/20/3265925; APP/C1950/W/20/3265926

³⁹ APP/M3645/W/25/3374913

out of self-build and custom housebuilding” on serviced plots. Only where such permissions are secured by condition or legal agreement can there be certainty in this regard.

- 7.29 And the Council’s own evidence base - in the form of the 2024 LHNA Updates - to its emerging Plan states that *“local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. This means relevant permissions need to be secured for this purpose, such as through either through a condition attached to the planning permission or a legal agreement between the applicant and the council”.*
- 7.30 Without an enforceable mechanism such as a planning obligation or condition to secure provision of a permission, or part thereof, as self-build and custom housebuilding there can be no certainty that this is what will be delivered or that it would meet the legal definitions contained within the 2015 Act (as amended).
- 7.31 Whilst there is an adopted Development Plan policy which supports self and custom build within the Sarratt Neighbourhood Plan it has proven to be ineffective in addressing unmet needs for this type of housing and in any event could only be applied in Sarratt Neighbourhood Plan area. The need for this type of housing appears highly unlikely to be addressed by the current adopted Development Plan anytime soon.
- 7.32 The emerging new Local Plan includes a proposed policy requiring 2% of dwellings on sites of 200 or more to be self or custom build. However, it currently remains unclear if, or when, the emerging Plan will be capable of being found to be sound. Resultantly it will also not address unmet needs anytime soon.
- 7.33 What is abundantly clear is that action needs to be taken now to address unmet needs. Serviced plots secured by legal agreement – such as the those proposed by the appeal scheme - are necessary to address both current and future unmet need for this type of housing in Three Rivers.

The weight to be attributed to the provision of self-build and custom housebuilding plots

- 7.34 Tetlow King Planning’s evidence demonstrates that there remains an unmet need for this type of housing within Three Rivers
- 7.35 The Appellant’s position is that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant’s position on supply then there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8. The appeal proposals would address 26% of the current shortfall.

- 7.36 A number of appeal decisions have found that substantial weight has been afforded to the provision of serviced plots for self-build and custom housebuilding by Inspectors and that helping to address statutory duty failure can outweigh policy conflicts:
- Even where such provision is in line with policy requirements;
 - Where there has been statutory duty failure – even if only for a single base period;
 - Where secondary data sources indicate a level of demand that has not been captured by and exceeds that on the self-build register;
 - Where the contribution to addressing shortfall is as low as a single plot; and
 - Within the Green Belt where such provision can form part of the Very Special Circumstances.
- 7.37 Given the extent of unmet need for self-build and custom housebuilding relative to identified demand in Three Rivers, Tetlow King Planning consider that nothing less than **substantial weight** should be attributed to the provision of 12 serviced plots for self-build and custom housebuilding through the appeal proposals in the planning balance.
- 7.38 The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is critical as it is the only way in which there can be certainty that those permissions would be delivered as such.
- 7.39 Only in such circumstances can one be sure that they are therefore permissions which meet the legal definition within the 2015 Act (as amended) and can therefore be counted towards the Section 2A statutory duty.

Summary

- 7.40 Accordingly, the reason that Tetlow King Planning consider that **substantial weight** is appropriate in respect of the provision of 12 serviced plots can be summarised as follows:
- (a) In Three Rivers across Base Periods 1 to 8 there were a total of 74 Part 1 register entries. However, the register has been subject to suppression through the imposition of a local connection test and the second highest entry and retainer fees combined in England.
 - (b) It is the Appellants position that when the correct Part 1 register entry numbers are used to compare statutory duty performance against the Appellant's position on

supply then there remains a cumulative shortfall of 46 plots across Base Periods 1 to 8. The appeal proposals would address 26% of the current shortfall.

- (c) The Development Plan strategy has failed to address unmet needs for this type of housing. Without sites such as the appeal site making provision by way of legal obligation the Council has no clear strategy through which to remedy this anytime soon.
- (d) The imposition of an enforceable mechanism to secure provision of plots as self-build and custom housebuilding is critically important as it is the only way in which there can be certainty that those permissions would be delivered as such.
- (e) The Councils own evidence base in the form of the 2024 LHNA Update - to its emerging Plan accepts that *“local authorities can only count planning permissions as part of self-build supply if they are specifically for self-build development. This means relevant permissions need to be secured for this purpose, such as through either through a condition attached to the planning permission or a legal agreement between the applicant and the council”*.
- (f) The emerging New Local Plan proposes a requirement for 2% of all dwellings on sites of 200 dwellings or more to be provided as self or custom build. However, the emerging Plan has been subject to Intervention from the Minister of State for Planning and Housing, and it is currently unclear if, or when, the Plan is capable of being found sound. As a result, it is unlikely to address unmet needs for this time of housing anytime soon.
- (g) The Councils own evidence base also recognises the use of secondary data sources in accordance with the PPG
- (h) Secondary data sources considered in this Appeal Statement illustrate that the need for this type of housing in Three Rivers is likely to be substantively higher than the number of entries recorded by the self-build register suggest.
- (i) Several other appeal decisions have found that the provision of serviced plots in the context of unmet needs has warranted substantial weight in the planning balance given the importance of the statutory duty and self-build registers and the duty to have regard to them as a material consideration in decision taking.
- (j) The appeal site, which secures 12 serviced plots by legal agreement, is necessary to address the unmet need for this type of housing that the Development Plan has failed to address.

Appendix 1

Three Rivers Council Freedom of Information Correspondence
(27 April 2026)



Andy Moger

From: FOI (Three Rivers) <foi@ThreeRivers.gov.uk>
Sent: 27 April 2026 13:44
To: Andy Moger
Subject: RE: Freedom of Information request - Self-Build and Custom Housebuilding
Attachments: BNG exemptions Self-Build in description and other.xlsx; CIL exemptions - October 2022 - April 2026.xlsx; CIL exemptions 2016 - October 2022.docx

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for your Freedom of Information request.

The Senior Planning Policy Officer has provided the information which has been added to your e-mail below.

Regards

Phil King
Freedom of Information Team
Ref: 1110-0426

Three Rivers District Council
www.threerivers.gov.uk

From: Andy Moger <Andy.Moger@tetlow-king.co.uk>
Sent: 02 April 2026 10:41
To: FOI (Three Rivers) <foi@ThreeRivers.gov.uk>
Cc: Andrew Jones <andrew.jones@tetlow-king.co.uk>
Subject: Freedom of Information request - Self-Build and Custom Housebuilding

Dear Sir/Madam,

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

1. The number of individuals that joined Part 1 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended):
 - a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) **0**
 - b. Base Period 2 (31 October 2016 to 30 October 2017) **2**
 - c. Base Period 3 (31 October 2017 to 30 October 2018) **1**
 - d. Base Period 4 (31 October 2018 to 30 October 2019) **0**
 - e. Base Period 5 (31 October 2019 to 30 October 2020) **3**
 - f. Base Period 6 (31 October 2020 to 30 October 2021) **2**
 - g. Base Period 7 (31 October 2021 to 30 October 2022) **1**
 - h. Base Period 8 (31 October 2022 to 30 October 2023) **2**
 - i. Base Period 9 (31 October 2023 to 30 October 2024) **0**

- j. Base Period 10 (31 October 2024 to 30 October 2025) 0
 - k. Base Period 11 (31 October 2025 to present) 0
2. The number of individuals that joined Part 2 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended):
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 13
 - b. Base Period 2 (31 October 2016 to 30 October 2017) 28
 - c. Base Period 3 (31 October 2017 to 30 October 2018) 16
 - d. Base Period 4 (31 October 2018 to 30 October 2019) 4
 - e. Base Period 5 (31 October 2019 to 30 October 2020) 5
 - f. Base Period 6 (31 October 2020 to 30 October 2021) 2
 - g. Base Period 7 (31 October 2021 to 30 October 2022) 0
 - h. Base Period 8 (31 October 2022 to 30 October 2023) 0
 - i. Base Period 9 (31 October 2023 to 30 October 2024) 0
 - j. Base Period 10 (31 October 2024 to 30 October 2025) 0
 - k. Base Period 11 (31 October 2025 to present) 0
3. The number of associations of individuals that joined Part 1 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 0
 - b. Base Period 2 (31 October 2016 to 30 October 2017) 0
 - c. Base Period 3 (31 October 2017 to 30 October 2018) 0
 - d. Base Period 4 (31 October 2018 to 30 October 2019) 0
 - e. Base Period 5 (31 October 2019 to 30 October 2020) 0
 - f. Base Period 6 (31 October 2020 to 30 October 2021) 0
 - g. Base Period 7 (31 October 2021 to 30 October 2022) 0
 - h. Base Period 8 (31 October 2022 to 30 October 2023) 0
 - i. Base Period 9 (31 October 2023 to 30 October 2024) 0
 - j. Base Period 10 (31 October 2024 to 30 October 2025) 0
 - k. Base Period 11 (31 October 2025 to present) 0
4. The number of associations of individuals that joined Part 2 of the Council's Self Build and Custom Housebuilding Register in each of the following base periods as defined under the Self-Build and Custom Housebuilding Act 2015 (as amended) together with the number of individuals within each of those associations:
- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016) 0
 - b. Base Period 2 (31 October 2016 to 30 October 2017) 0
 - c. Base Period 3 (31 October 2017 to 30 October 2018) 0
 - d. Base Period 4 (31 October 2018 to 30 October 2019) 0
 - e. Base Period 5 (31 October 2019 to 30 October 2020) 0
 - f. Base Period 6 (31 October 2020 to 30 October 2021) 0
 - g. Base Period 7 (31 October 2021 to 30 October 2022) 0
 - h. Base Period 8 (31 October 2022 to 30 October 2023) 0
 - i. Base Period 9 (31 October 2023 to 30 October 2024) 0
 - j. Base Period 10 (31 October 2024 to 30 October 2025) 0

k. Base Period 11 (31 October 2025 to present) 0

5. The date on which the Council commenced its Self-Build and Custom Housebuilding register?

1 April 2016

6. What are the Council's entry requirements for joining its Self-Build and Custom Housebuilding Register?

Please see <https://www.threerivers.gov.uk/services/planning/planning-policy/registers>

7. Does the Council apply a local connection test for entry onto its Self-Build and Custom Housebuilding Register?

Yes – Please see <https://www.threerivers.gov.uk/services/planning/planning-policy/registers>

8. If yes to Q7:

a. When was the test introduced? 18/02/2019

b. Which Base Periods has the local connection test been applied to? The base periods since 18/02/2019

c. What the Council's 'strong justification' was for introducing the test as required by the PPG? – To ensure that the register provides a realistic indication of local demand

9. Does the Council apply a financial solvency test for entry onto its Self-Build and Custom Housebuilding Register? No

10. If yes to Q9:

a. When was the test introduced? n/a

b. Which Base Periods has the financial solvency test been applied to? n/a

c. What the Council's 'strong justification' was for introducing the test as required by the PPG? n/a

11. Has the Council has undertaken any review(s) of its Register and when did it occur, and in the process of doing so has the Council removed any entries from its Register?

Part 1 of the register is reviewed as annual fees become due. If the fee is not paid, the entry is not removed but is instead moved from Part 1 to Part 2 of the Register

12. If yes to Q11:

a. What were the grounds for the removal of these entries? n/a

b. When did these removals occur? n/a

c. How many entries were removed from each Base Period (broken down on a base period by base period basis)? n/a

13. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle the Council has granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), **together with the application reference numbers**.

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- b. Base Period 2 (31 October 2016 to 30 October 2017)
- c. Base Period 3 (31 October 2017 to 30 October 2018)
- d. Base Period 4 (31 October 2018 to 30 October 2019)
- e. Base Period 5 (31 October 2019 to 30 October 2020)
- f. Base Period 6 (31 October 2020 to 30 October 2021)
- g. Base Period 7 (31 October 2021 to 30 October 2022)
- h. Base Period 8 (31 October 2022 to 30 October 2023)
- i. Base Period 9 (31 October 2023 to 30 October 2024)
- j. Base Period 10 (31 October 2024 to 30 October 2025)
- k. Base Period 11 (31 October 2025 to present)

Please see the attached documents. As set out in the response to question 15, prior to April 2024, the council did not log self-build/custom build applications or permissions on its system as a matter of course. The council primarily identified self-build/custom build applications via the self-build exemption option on CIL forms. Since BNG came into effect, the council has logged all applications which have claimed a BNG exemption due to being self-build/custom build.

The attached document titled “CIL exemptions 2016 – October 2022” includes the planning permissions granted with the self-build exemption selected on the CIL form for the period 1 April 2016 – 30 October 2022.

The attached document titled “CIL Exemptions October 2022 - April 2026” includes the planning permissions granted with the self-build exemption selected on the CIL form for the period 31 October 2022 – 27 April 2026.

The attached document titled “BNG exemptions, Self-Build in description and other” includes recorded examples of self-build/custom build permissions from applications which have claimed a BNG exemption, those with self-build or custom build in the development description, as well as “other” recorded means, such as if the case officer was made aware of the self-build/custom build during the course of the application. It must be noted that this information is not recorded in base periods. Additionally, some of the permissions may overlap across the different tabs.

14. The number of Self-Build and/or Custom Housebuilding planning permissions **secured by section 106 agreement/Unilateral undertaking or condition** and/or permissions in principle the Council has granted towards addressing demand arising from within each of the following Base Periods under Section 2A(2) of the Self-Build and Custom Housebuilding Act 2015 (as amended), **together with the application reference numbers**.

- a. Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- b. Base Period 2 (31 October 2016 to 30 October 2017)

- c. Base Period 3 (31 October 2017 to 30 October 2018)
- d. Base Period 4 (31 October 2018 to 30 October 2019)
- e. Base Period 5 (31 October 2019 to 30 October 2020)
- f. Base Period 6 (31 October 2020 to 30 October 2021)
- g. Base Period 7 (31 October 2021 to 30 October 2022)
- h. Base Period 8 (31 October 2022 to 30 October 2023)
- i. Base Period 9 (31 October 2023 to 30 October 2024)
- j. Base Period 10 (31 October 2024 to 30 October 2025)
- k. Base Period 11 (31 October 2025 to present)

The council does not hold this information. The requester can view the application documents for the planning permissions listed in response to question 13 via <https://www.threerivers.gov.uk/services/planning/search-comment-planning-application> to identify how self-build was secured.

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

Prior to April 2024, the council did not log self-build/custom build applications or permissions on its system as a matter of course. The council primarily identified self-build/custom build applications via the self-build exemption option on CIL forms. Since BNG came into effect, the council has logged all applications which have claimed a BNG exemption due to being self-build/custom build.

16. How does the Council identify that an application is for self-build and custom housebuilding, meets the legislative definitions in the 2015 Self-Build and Custom Housebuilding Act (as amended by the Housing and Planning Act 2016 and the Levelling Up and Regeneration Act 2023) and meets the Self-Build and Custom Housebuilding section of the PPG requirement for the Council to be satisfied that the initial owner of the home will have primary input into its final design and layout?

The council uses officers' professional judgement

17. 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?

Should an available plot come up, we contact members of the register by email.

18. How many individuals and associations of individuals has the Council successfully matched (i.e., the individual or association has gone on to purchase a plot) with planning permissions for self-build and custom housebuilding?

None recorded.

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

Information is available at <https://www.threerivers.gov.uk/services/planning/planning-policy/registers>, which is accessible through the main Three Rivers webpage.

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

Information is available at <https://www.threerivers.gov.uk/services/planning/planning-policy/registers>, which is accessible through the main Three Rivers webpage.

I look forward to hearing from you. If there are any issues with providing any of the data, then please get in touch at the earliest opportunity.

Kind regards
Andy

Andy Moger BA (Hons) MA MRTPI
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Tetlow King Planning

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Base Period	Self-Build / Custom Housebuilding planning permissions
Base Period 1 (1 April 2016 to 30 October 2016)	10: 16/0474/FUL, 15/1603/FUL, 16/0705/FUL, 16/0891/FUL, 16/1057/FUL, 16/1112/FUL, 16/1236/FUL, 16/1378/FUL, 16/1509/FUL, 16/1873/FUL
Base Period 2 (31 October 2016 to 30 October 2017)	22: 16/2093/FUL, 16/2336/FUL, 16/2427/FUL, 16/2426/FUL, 16/2693/FUL, 16/2726/FUL, 16/2474/FUL, 17/0212/FUL, 17/0332/FUL, 17/0143/FUL, 17/0270/FUL, 17/0490/FUL, 17/0558/FUL, 17/0622/FUL, 17/0739/FUL, 17/0694/FUL, 17/1061/FUL, 17/1126/FUL, 17/1035/FUL, 17/1560/FUL, 17/1606/FUL, 17/1843/FUL
Base Period 3 (31 October 2017 to 30 October 2018)	20: 17/1733/FUL, 17/1830/FUL, 17/1756/FUL, 17/2169/FUL, 17/2332/FUL, 17/2526/FUL, 17/2536/FUL, 17/2678/FUL, 17/2674/FUL, 18/0145/FUL, 18/0427/FUL, 18/0857/FUL, 18/1014/FUL, 18/1045/FUL, 18/1178/FUL, 18/1227/FUL, 18/1530/FUL, 18/1072/FUL, 18/1577/AOD, 18/1664/FUL
Base Period 4 (31 October 2018 to 30 October 2019)	13: 18/1372/FUL, 18/2245/FUL, 18/2103/RSP, 18/2532/FUL, 18/2413/FUL, 19/0041/FUL, 19/0032/FUL, 19/0324/FUL, 19/0146/FUL, 18/0970/FUL, 19/1009/FUL, 19/1166/FUL, 19/1486/FUL
Base Period 5 (31 October 2019 to 30 October 2020)	17: 19/2001/FUL, 19/2284/FUL, 19/2496/FUL, 20/0203/FUL, 20/0306/FUL, 20/0411/FUL, 20/0356/FUL, 20/0332/FUL, 20/0357/FUL, 20/0592/FUL, 20/0287/FUL, 20/0268/FUL, 20/0654/FUL, 20/0682/FUL, 20/1468/FUL, 20/1639/FUL, 20/1619/FUL
Base Period 6 (31 October 2020 to 30 October 2021)	16: 19/1483/AOD, 20/0355/FUL, 20/1882/FUL, 20/2117/RSP, 20/2594/FUL, 20/2821/FUL, 21/0203/FUL, 21/0070/FUL, 21/0540/RSP, 21/0637/FUL, 21/1517/FUL, 21/0546/FUL, 20/1343/FUL, 21/1122/FUL, 21/1517/FUL, 21/1723/FUL, 21/1586/FUL, 21/1750/FUL
Base Period 7 (31 October 2021 to 30 October 2022)	15: 21/1946/RSP, 21/2100/FUL, 21/2282/FUL, 21/2288/FUL, 21/2385/FUL, 21/2064/FUL, 21/2487/FUL, 21/2615/FUL, 21/2597/FUL, 22/0574/NMA, 21/2427/FUL, 22/0512/FUL, 22/0544/FUL, 22/0378/FUL, 22/0948/FUL

31 October 2022- 30 Oct 2023	Planning App Decision Date	31 Oct 2023 - 30 Oct 2024	Planning App Decision Date	31 Oct 2024 -30 Oct 2025	Planning App Decision Date	31 Oct 2025 - Present	Planning App Decision Date
22/1246/FUL	23/11/2022	23/0959/FUL	23/11/2023	24/0530/FUL	08/11/2024	25/1608/FUL	13/11/2025
22/1333/FUL	05/01/2023	23/1583/FUL	15/12/2023	24/0653/FUL	15/05/2025	25/1707/FUL	08/12/2025
22/1514/FUL	07/02/2023	23/1833/FUL	26/01/2024	24/0795/FUL	31/10/2024	25/1723/FUL	19/12/2025
22/1741/FUL	07/12/2022	23/1855/FUL	22/12/2023	24/1200/FUL	29/11/2024	25/1945/FUL	29/01/2026
22/1907/FUL	16/01/2023	23/2063/FUL	20/03/2024	24/1452/FUL	11/02/2025	25/2001/FUL	13/02/2026
22/2043/FUL	13/01/2023	23/2165/FUL	12/03/2024	24/1509/FUL	11/06/2025		
22/2122/FUL	07/02/2023	24/0046/FUL	20/06/2024	24/1601/FUL	29/11/2024		
22/2335/FUL	02/03/2023	24/0120/FUL	14/06/2024	24/1672/FUL	17/12/2024		
23/0004/FUL	10/03/2023	24/0168/FUL	28/03/2024	24/1770/AOD	14/01/2025		
23/0035/FUL	10/03/2023	24/0327/FUL	03/05/2024	24/1785/FUL	28/02/2025		
23/0511/FUL	05/09/2023			24/1837/FUL	18/09/2025		
23/0796/FUL	27/09/2023			25/0104/FUL	20/03/2025		
23/0856/FUL	18/08/2023			25/0172/FUL	02/04/2025		
23/1071/FUL	31/08/2023			25/0179/FUL	18/07/2025		
23/1082/FUL	22/08/2023			25/0184/FUL	31/03/2025		
23/1143/FUL	28/09/2023			25/0323/FUL	15/04/2025		
23/1165/FUL	22/09/2023			25/0801/FUL	12/09/2025		
23/1259/FUL	22/09/2023			25/0934/FUL	11/09/2025		
23/1354/FUL	13/10/2023			25/0959/FUL	24/07/2025		
				25/1279/FUL	16/10/2025		

Reference	Address	Valid Date	App Type	Decision Date	Decision
24/0847/FUL	Oakwood House Olleberrie Lane Belsize Rickmansworth Hertfordshire WD3 3HR	26/06/2024	FUL	08/10/2024	PER
24/0795/FUL	1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR	03/07/2024	FUL	31/10/2024	PER
24/1601/FUL	6 Home Farm Road Rickmansworth Hertfordshire WD3 1JU	14/10/2024	FUL	29/11/2024	PER
24/1200/FUL	Green Tye Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 3HR	09/08/2024	FUL	29/11/2024	PER
24/1060/RSP	Land Rear Of 63 The Crescent Abbots Langley WD5 0DR	17/07/2024	RSP	02/12/2024	PER
24/1278/FUL	168 Highfield Way Rickmansworth Hertfordshire WD3 7PJ	04/09/2024	FUL	05/12/2024	PER
24/1672/FUL	16 Crofters Road Northwood HA6 3ED	22/10/2024	FUL	17/12/2024	PER
24/1621/FUL	10 Westbury Road Northwood HA6 3BT	23/10/2024	FUL	20/12/2024	PER
24/1890/FUL	15 Nancy Downs Oxhey Hall Watford Hertfordshire WD19 4NF	28/11/2024	FUL	21/01/2025	PER
24/1799/RSP	24 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	26/11/2024	RSP	28/01/2025	PER
24/1959/FUL	Glenwood Harthall Lane Kings Langley Hertfordshire WD4 8JN	19/12/2024	FUL	13/02/2025	PER
24/1614/FUL	20 Batchworth Lane Northwood HA6 3DR	01/11/2024	FUL	28/02/2025	PER
24/1785/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	19/12/2024	FUL	28/02/2025	PER
25/0104/FUL	Fourwinds 27 Wyatts Road Chorleywood Rickmansworth Hertfordshire WD3 4LW	27/01/2025	FUL	20/03/2025	PER
25/0184/FUL	Green Tye Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 3HR	04/02/2025	FUL	31/03/2025	PER
25/0172/FUL	30 Farm Way Northwood HA6 3EF	05/02/2025	FUL	02/04/2025	PER
25/0323/FUL	10 Westbury Road Northwood HA6 3BT	24/02/2025	FUL	15/04/2025	PER
24/1509/FUL	Land Adjoining 15 Lawford Close Chorleywood Hertfordshire	09/10/2024	FUL	11/06/2025	PER
24/0532/FUL	Overbury Woodside Walk Northwood HA6 3ET	12/06/2024	FUL	26/06/2025	PER
25/0179/FUL	315 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LW	13/05/2025	FUL	18/07/2025	PER
25/0792/FUL	4 Greenhills Close Rickmansworth Hertfordshire WD3 4BW	07/05/2025	FUL	22/07/2025	PER
25/0959/FUL	Green Hill Sandy Lane Northwood HA6 3ER	03/06/2025	FUL	24/07/2025	PER
25/0999/FUL	59 Valley Road Rickmansworth Hertfordshire WD3 4DT	11/06/2025	FUL	06/08/2025	PER
25/1094/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	01/07/2025	FUL	19/08/2025	PER
25/0934/FUL	South Cottage 37 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 4LW	17/07/2025	FUL	11/09/2025	PER
25/0801/FUL	36 Westbury Road Northwood HA6 3BX	12/05/2025	FUL	12/09/2025	PER
25/0428/FUL	Denewood Chorleywood Road Rickmansworth Hertfordshire WD3 4EP	19/03/2025	FUL	15/09/2025	PER
25/1251/FUL	10 Westbury Road Northwood HA6 3BT	22/07/2025	FUL	16/09/2025	PER
25/0595/FUL	91 Muirfield Road South Oxhey Watford Hertfordshire WD19 6LU	22/05/2025	FUL	15/10/2025	PER
25/1279/FUL	46 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4LW	29/07/2025	FUL	16/10/2025	PER
25/1446/FUL	Green Hill Sandy Lane Northwood HA6 3ER	27/08/2025	FUL	17/10/2025	PER
25/1621/FUL	Truelands 13 Nancy Downs Oxhey Hall Watford Hertfordshire WD19 4NF	22/09/2025	FUL	17/11/2025	PER
25/1707/FUL	Hillthorpe Sarratt Lane Loudwater Rickmansworth Hertfordshire WD3 4A	16/10/2025	FUL	08/12/2025	PER

25/1903/RSP	Green HillSandy LaneNorthwoodHA6 3ER	04/11/2025 RSP	16/12/2025 PER
25/1855/FUL	24 Copthorne RoadCroxley GreenRickmansworthHertfordshireWD3 4A	31/10/2025 FUL	19/12/2025 PER
25/1723/FUL	South Cottage37 Yorke RoadCroxley GreenRickmansworthHertfordshir	04/11/2025 FUL	19/12/2025 PER
25/2001/FUL	Belair Toms LaneKings LangleyHertfordshireWD4 8NH	18/11/2025 FUL	13/02/2026 PER
26/0032/FUL	Cross Keys FarmShire LaneChalfont St PeterGerrards CrossBuckingham	19/01/2026 FUL	16/03/2026 PER

REFVAL	ADDRESS	DATEAPVAL	DCAPPTYP	DATEDECISS	DCSTAT
23/1277/OUT	Land At Toms Lane (Nos 114-118) Toms Lane Kings Langley Hertfordshire	30-Aug-23	OUT	15-Apr-25	PER
26/0032/FUL	Cross Keys Farm Shire Lane Chalfont St Peter Gerrards Cross Buckinghamshire SL9 0QY	19-Jan-26	FUL	16-Mar-26	PER
25/1903/RSP	Green Hill Sandy Lane Northwood HA6 3ER	04-Nov-25	RSP	16-Dec-25	PER
25/0959/FUL	Green Hill Sandy Lane Northwood HA6 3ER	03-Jun-25	FUL	24-Jul-25	PER
24/1785/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	19-Dec-24	FUL	28-Feb-25	PER
25/0934/FUL	South Cottage 37 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	17-Jul-25	FUL	11-Sep-25	PER
25/0595/FUL	91 Muirfield Road South Oxhey Watford Hertfordshire WD19 6LU	22-May-25	FUL	15-Oct-25	PER
25/0172/FUL	30 Farm Way Northwood HA6 3EF	05-Feb-25	FUL	02-Apr-25	PER
25/1621/FUL	Truelands 13 Nancy Downs Oxhey Hall Watford Hertfordshire WD19 4NF	22-Sep-25	FUL	17-Nov-25	PER
25/0792/FUL	4 Greenhills Close Rickmansworth Hertfordshire WD3 4BW	07-May-25	FUL	22-Jul-25	PER
25/1855/FUL	24 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	31-Oct-25	FUL	19-Dec-25	PER
25/0104/FUL	Fourwinds 27 Wyatts Road Chorleywood Rickmansworth Hertfordshire	27-Jan-25	FUL	20-Mar-25	PER
24/0532/FUL	Overbury Woodside Walk Northwood HA6 3ET	12-Jun-24	FUL	26-Jun-25	PER
25/0999/FUL	59 Valley Road Rickmansworth Hertfordshire WD3 4DT	11-Jun-25	FUL	06-Aug-25	PER
25/1723/FUL	South Cottage 37 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	04-Nov-25	FUL	19-Dec-25	PER
25/1279/FUL	46 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	29-Jul-25	FUL	16-Oct-25	PER

Reference	Address	Date decision issued
22/0601/OUT	Land At Rear Of 17 - 49 Church Lane Sarratt Road Hertfordshire	05/10/2022
22/0602/OUT	Land Adjacent 97 Church Lane Sarratt Hertfordshire	30/09/2022

23/0959/FUL	Old Place GardensHigh StreetBedmondHertfordshire□	23-Nov-23
24/0046/FUL	The WoodyardThe GreenSarrattRickmansworthHertfordshireWD3 6BH□	20-Jun-24
24/0319/FUL	34 Summerhouse WayAbbots LangleyHertfordshireWD5 0DY	10-Sep-24
24/1672/FUL	16 Crofters RoadNorthwoodHA6 3ED□	17-Dec-24
25/1621/FUL	Truelands13 Nancy DownsOxhey HallWatfordHertfordshireWD19 4NF□	17-Nov-25
24/0653/FUL	Oak Lodge Toms LaneKings LangleyHertfordshireWD4 8NH	29-Jul-24
25/1279/FUL	46 Copthorne RoadCroxley GreenRickmansworthHertfordshireWD3 4AQ□	16-Oct-25
23/1277/OUT	Land At Toms Lane (Nos 114-118) Toms LaneKings LangleyHertfordshire□	15-Apr-25
24/1601/FUL	6 Home Farm RoadRickmansworthHertfordshireWD3 1JU	29-Nov-24
25/1723/FUL	South Cottage37 Yorke RoadCroxley GreenRickmansworthHertfordshireWD3 3DW□	19-Dec-25

Appendix 2

Custom Build Homes Group Demand Assessment (May 2026)





**RIGHT TO
BUILD REGISTER**

powered by Custom Build Homes

Demand Appraisal.

Custom and self-build housing

Request for data

May 2026





Request for Data

Enquiry from:	Tetlow King Planning
Date:	07/05/26
Site or area related to request:	NA
Local Planning Authority:	Three Rivers LPA
Parish Council or Ward area(s)	Croxley Parish Sarratt Parish

Demand in the area

This Demand Appraisal comprises the number of people currently subscribed to the Right to Build Register, held by Custom Build Homes, who want to custom or self-build their home within the local authority area.

Where requested, the number of people currently subscribed who live in a specific Parish/Ward and who want to custom and self-build in the local authority area is also provided.

All demand figures by specified postcode area are set out in Table 1 below.

Table 1: Demand Figures

Area	Relevant postcode areas	Number of Subscribers
Three Rivers LPA	HA5 4, HA6 2, HA6 3, HP3 0, HP3 8, HP8 4, SL9 0, UB9 6, WD18 8, WD18 9, WD19 4, WD19 5, WD19 6, WD19 7, WD25 0, WD25 7, WD25 9, WD3 0, WD3 1, WD3 3, WD3 4, WD3 5, WD3 6, WD3 7, WD3 8, WD3 9, WD4 8, WD4 9, WD5 0	323
Croxley Parish	WD18 8, WD3 3, WD3 4	31
Sarratt Parish	HP3 0, WD3 3, WD3 4, WD3 6, WD4 9	64





How is our data collected?

The data is collected by consumers signing up to the Right to Build Register at www.righttobuildregister.co.uk.

The data is provided voluntarily by private individuals wishing to custom or self-build their own home in local authority areas across England, Scotland, and Wales.

The Right to Build Register mirrors the statutory processes in place to determine whether an applicant benefits from the “Right to Build” as set out in the Self-build and Custom Housebuilding Act 2015 (as amended). To register, subscribers are required to confirm:

- Being 18 years of age or over
- Current address, postcode, telephone number and email address
- Being a British Citizen, a national of an EEA state other than the UK or a national of Switzerland
- Their nationality
- Seeking to acquire a serviced plot of land to build a house to be their main house of residence

What data do we hold?

The Right to Build Register holds data including personal information, contact information and where people wish to custom or self-build their own homes. It also captures many other datasets relating to applicants housing preferences and status. These include, but not limited to:

- Preference of house type, size, and specification
- Employment and current living situation
- Budget and payment method
- Reasons for custom or self-building
- Desire to build as part of a group

Parish/Ward level demand data is derived from the number of applicants registered to live in the local authority area that are currently registered in that Parish/Ward. This data set is therefore a subset of the local authority area demand population.

Detailed Demand Assessments and bespoke surveys can be prepared on request.

Why sign up to the Right to Build Register?

Applicants who register on the Right to Build Register receive the benefit of emailed updates on upcoming serviced plot and custom home opportunities, as well as “tips and tricks” from Custom Build Homes and BuildStore relating to accessing, delivering, and financing a custom or self-build project. These communications add value to consumers with a desire to build their own homes, they build confidence in consumer’s ability to build a home successfully and increases their likelihood of engaging with an opportunity to access a plot when they come to market.

While it is not possible to individually qualify the seriousness of every applicant, the sign-up process is robust, with a series of detailed questions that must be answered in full to complete a registration. Given our extensive industry experience, those who are not genuinely interested in finding a plot will not take the time to provide such detailed information.

Therefore, given the comprehensiveness of the sign-up process, and the fact individual benefit from being on the Right to Build Register, the dataset reflects a more accurate measure of demand when compared to local authority Self-build and Custom Housebuilding Registers which are typically not promoted, offer no specific benefit to applicants and are often subject to local eligibility criterion and/or the payment of registration fees.

How important is this data?

All ‘relevant authorities’ in England have a legal duty under the Self-build and Custom Housebuilding Act 2015 (as amended) to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority’s area and to have regard to that register when carrying out their planning, housing, land disposal and regeneration functions. Unless exempt, they also have a legal duty to grant sufficient ‘development permissions’ to meet the demand for Self-build and Custom Housebuilding in their area on an annual basis.

These duties are complemented by the policy in the revised National Planning Policy Framework which asks that local planning authorities plan for the needs of different groups with specific housing requirements as part of their overall housing need and that land with permission is developed without unnecessary delay.

Practice has shown that local authority self-build and custom housebuilding registers only provide a short-term, supply-led, picture because they rely on people knowing about the register and then registering their interest. Given its ‘opt-in’ nature and high dependency on publicity, promotion, registration fees and eligibility criteria being applied, a local register cannot predict longer-term demand for plots in an area. Indeed, the lack of local awareness of local registers was underlined in the Government commissioned Bacon Review (Independent review into scaling up self-build and custom housebuilding: report, 21 August 2021) which concluded that a very high proportion of the public (83–87%) are not aware of local registers and therefore demand for custom and self-build housing is higher than data on local registers would suggest. This is also increasingly recognised in planning appeals.

In this context, the Government’s Planning Practice Guidance advises that local planning authorities should use the demand data from the register, supported as necessary by additional data from secondary sources and other wider market signals, when planning for the delivery of a sufficient supply of homes.





Right to Build Register is a trading style of BuildStore Custom Build Ltd. t/a Custom Build Homes.

It generates consumer demand data from those wishing to custom or self-build homes in local authority areas in England, Scotland, and Wales. It provides "live analysis" of the data it holds and presents this across various reports that are accessible to landowners, developers, housebuilders, consultants, and local planning authorities.

The dataset held on the Right to Build Register is industry leading. The lists are cleaned annually, and at any given time there are tens of thousands of applications from people looking for an opportunity to build their own homes in their preferred local authority areas.



Custom Build Homes (CBH) is the preeminent Enabler of custom and self-build housing development projects in the UK. It harnesses a deep understanding of the planning and delivery processes to deliver custom and self-build housing nationally on behalf of landowners, developers, housebuilders, and local planning authorities. These projects are designed to reflect the individual preferences of those subscribed to the Right to Build Register, and subscribers can offer notices of interest for new plots coming to market.

CBH was developed as a subsidiary of BuildStore Ltd. BuildStore is the UK's leading financial services provider to the custom and self-build market, having manufactured many of the mortgage, insurance, and protection services that thousands of custom and self-builders utilise annually.

BuildStore Ltd remains the single largest shareholder in CBH.



The Right to Build Register is operated by Custom Build Homes.

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Cover image: 15 completed self-build homes enabled by Custom Build Homes at Long Four Acres, Mulbarton, Norfolk

Disclaimer

Illustrations shown within this document are artist impressions and may not accurately depict our products. The information detailed in this document is correct at the time of issue. We operate a live database and the demand figures will change with time.

Appendix 3

Assessment of the supply of self-build and custom
housebuilding in Three Rivers



Date of Consent	Application Reference	Address	No. of dwellings proposed in scheme	SBCH units proposed	Secured by S106 or Unilateral Undertaking?	Secured by condition? (or DoD for PIP)	Comments
26-Jun-24	24/0847/FUL	Oakwood House Olleberrie Lane Belsize Rickmansworth Hertfordshire WD3 4NU	1	1	N	Y	Condition
03-Jul-24	24/0795/FUL	1 Green Lane Croxley Green Rickmansworth Hertfordshire WD3 3HR	1	1	N	N	Informative - not in condition wording
14-Oct-24	24/1601/FUL	6 Home Farm Road Rickmansworth Hertfordshire WD3 1JU	1	1	N	Y	Condition
09-Aug-24	24/1200/FUL	Green Tye Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4AL	1	1	N	N	Informative - not in condition wording
17-Jul-24	24/1060/RSP	Land Rear Of 63 The Crescent Abbots Langley WD5 0DR	1	1	N	N	Informative - not in condition wording
04-Sep-24	24/1278/FUL	168 Highfield Way Rickmansworth Hertfordshire WD3 7PJ	1	1	N	N	Informative - not in condition wording
22-Oct-24	24/1672/FUL	16 Crofters Road Northwood HA6 3ED	1	1	N	N	No mention in conditions or informatives
23-Oct-24	24/1621/FUL	10 Westbury Road Northwood HA6 3BT	1	1	N	N	Informative - not in condition wording

28-Nov-24	24/1890/FUL	15 Nancy Downs Oxhey Hall Watford Hertfordshire WD19 4NF	1	1	N	Y	Condition
26-Nov-24	24/1799/RSP	24 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	1	1	N	Y	Condition
19-Dec-24	24/1959/FUL	Glenwood Harthall Lane Kings Langley Hertfordshire WD4 8JN	1	1	N	Y	Condition
01-Nov-24	24/1614/FUL	20 Batchworth Lane Northwood HA6 3DR	1	1	N	N	Informative - not in condition wording
19-Dec-24	24/1785/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	1	1	N	N	Informative - not in condition wording
27-Jan-25	25/0104/FUL	Fourwinds 27 Wyatts Road Chorleywood Rickmansworth Hertfordshire WD3 5TB	1	1	N	N	Informative - not in condition wording
04-Feb-25	25/0184/FUL	Green Tye Loudwater Lane Loudwater Rickmansworth Hertfordshire WD3 4AL	1	1	N	N	Informative - not in condition wording
05-Feb-25	25/0172/FUL	30 Farm Way Northwood HA6 3EF	1	1	N	N	Informative - not in condition wording
24-Feb-25	25/0323/FUL	10 Westbury Road Northwood HA6 3BT	1	1	N	N	Informative - not in condition wording

09-Oct-24	24/1509/FUL	Land Adjoining 15 Lawford Close Chorleywood Hertfordshire	1	1	N	Y	Condition
12-Jun-24	24/0532/FUL	Overbury Woodside Walk Northwood HA6 3ET	2	2	N	N	Informative - not in condition wording
13-May-25	25/0179/FUL	315 Baldwins Lane Croxley Green Rickmansworth Hertfordshire WD3 3LA	1	1	N	Y	Condition
07-May-25	25/0792/FUL	4 Greenhills Close Rickmansworth Hertfordshire WD3 4BW	1	1	N	N	Informative - not in condition wording
03-Jun-25	25/0959/FUL	Green Hill Sandy Lane Northwood HA6 3ER	1	1	N	N	Informative - not in condition wording
11-Jun-25	25/0999/FUL	59 Valley Road Rickmansworth Hertfordshire WD3 4DT	1	1	N	N	Informative - not in condition wording
01-Jul-25	25/1094/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	1	1	N	N	Informative - not in condition wording
17-Jul-25	25/0934/FUL	South Cottage 37 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	1	1	N	Y	Condition
12-May-25	25/0801/FUL	36 Westbury Road Northwood HA6 3BX	1	1	N	N	Informative - not in condition wording
19-Mar-25	25/0428/FUL	Denewood Chorleywood Road Rickmansworth Hertfordshire WD3 4EP	1	1	N	N	Informative - not in condition wording

22-Jul-25	25/1251/FUL	10 Westbury Road Northwood HA6 3BT	1	1	N	N	Informative - not in condition wording
22-May-25	25/0595/FUL	91 Muirfield Road South Oxhey Watford Hertfordshire WD19 6LU	1	1	N	N	Informative - not in condition wording
29-Jul-25	25/1279/FUL	46 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	1	1	N	N	Informative - not in condition wording
27-Aug-25	25/1446/FUL	Green Hill Sandy Lane Northwood HA6 3ER	1	1	N	N	Informative - not in condition wording
22-Sep-25	25/1621/FUL	Truelands 13 Nancy Downs Oxhey Hall Watford Hertfordshire WD19 4NF	1	1	N	N	Informative - not in condition wording
16-Oct-25	25/1707/FUL	Hillthorpe Sarratt Lane Loudwater Rickmansworth Hertfordshire WD3 4AZ	1	1	N	N	Informative - not in condition wording
04-Nov-25	25/1903/RSP	Green Hill Sandy Lane Northwood HA6 3ER	1	1	N	N	Informative - not in condition wording
31-Oct-25	25/1855/FUL	24 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	1	1	N	Y	Condition

04-Nov-25	25/1723/FUL	South Cottage 37 Yorke Road Croxley Green Rickmansworth Hertfordshire WD3 3DW	1	1	N	Y	Condition
18-Nov-25	25/2001/FUL	Belair Toms Lane Kings Langley Hertfordshire WD4 8NH	2	2	N	Y	Condition
19-Jan-26	26/0032/FUL	Cross Keys Farm Shire Lane Chalfont St Peter Gerrards Cross Buckinghamshire SL9 0QY	1	1	N	N	Informative - not in condition wording
30-Aug-23	23/1277/OUT	Land At Toms Lane (Nos 114-118) Toms Lane Kings Langley Hertfordshire	5	5	Y	N	Section 106
05-Oct-22	22/0601/OUT	Land At Rear Of 17 - 49 Church Lane Sarratt Road Hertfordshire	83	5	Y	N	Section 106
30-Sep-22	22/0602/OUT	Land Adjacent 97 Church Lane Sarratt Hertfordshire	9	4	Y	N	Section 106
23-Nov-23	23/0959/FUL	Old Place Gardens High Street Bedmond Hertfordshire	1	1	N	N	No mention in conditions or informatives
20-Jun-24	24/0046/FUL	The Woodyard The Green Sarratt Rickmansworth Hertfordshire WD3 6BH	1	1	N	N	No mention in conditions or informatives
10-Sep-24	24/0319/FUL	34 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY	1	1	N	N	No mention in conditions or informatives
29-Jul-24	24/0653/FUL	Oak Lodge Toms Lane Kings Langley Hertfordshire WD4 8NH	1	1	N	Y	Condition
23-Nov-22	22/1246/FUL	Willow Cottage Chalfont Lane Chorleywood Hertfordshire WD3 5PP	1	1	N	N	No mention in conditions or informatives

05/01/2023	22/1333/FUL	Land Rear Of No. 9 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY	2	2	N	N	No mention in conditions or informatives
07-Feb-23	22/1514/FUL	22 The Drive Rickmansworth Hertfordshire WD3 4EB	1	1	N	N	No mention in conditions or informatives
07-Dec-22	22/1741/FUL	4 St Peters Way Chorleywood Hertfordshire WD3 5QE	1	1	N	N	No mention in conditions or informatives
16-Jan-23	22/1907/FUL	11 Grosvenor Road Northwood Hertfordshire HA6 3HH	1	1	N	N	No mention in conditions or informatives
13-Jan-23	22/2043/FUL	Nala 11 Lynwood Heights Rickmansworth Hertfordshire WD3 4ED	1	1	N	N	No mention in conditions or informatives
07-Feb-23	22/2122/FUL	78 Whitelands Avenue Chorleywood Hertfordshire WD3 5RG	1	1	N	N	No mention in conditions or informatives
02-Mar-23	22/2335/FUL	Troutstream Gate Kingfisher Lure Loudwater Hertfordshire WD3 4ET	1	1	N	N	No mention in conditions or informatives
10-Mar-23	23/0004/FUL	80 Valley Road Rickmansworth Hertfordshire WD3 4BJ	1	1	N	N	No mention in conditions or informatives
10-Mar-23	23/0035/FUL	21 Bedford Road Moor Park Hertfordshire HA6 2BA	1	1	N	N	No mention in conditions or informatives
05-Sep-23	23/0511/FUL	5 The Roughs Northwood HA6 3DE	1	1	N	N	No mention in conditions or informatives
27-Sep-23	23/0796/FUL	Land Adjacent To 200 Toms Lane Kings Langley Hertfordshire WD4 8NZ	1	1	N	N	No mention in conditions or informatives
18-Aug-23	23/0856/FUL	Land At Rear Of Woodlands, Dell House And Banstead Down Old Chorleywood Road Rickmansworth Hertfordshire	1	1	N	N	No mention in conditions or informatives
31-Aug-23	23/1071/FUL	Ladygate 11 Ladywood Close Loudwater Rickmansworth Hertfordshire WD3 4AY	1	1	N	N	No mention in conditions or informatives
22/08/2023	23/1082/FUL	Elders The Clump Rickmansworth Hertfordshire WD3 4BD	1	1	N	N	No mention in conditions or informatives
28-Sep-23	23/1143/FUL	Land To The Rear Of Banstead Down Old Chorleywood Road Rickmansworth Hertfordshire WD3 4EH	1	1	N	N	No mention in conditions or informatives
22-Sep-23	23/1165/FUL	28 Copthorne Road Croxley Green Rickmansworth Hertfordshire WD3 4AQ	1	1	N	N	No mention in conditions or informatives
22-Sep-23	23/1259/FUL	121 Valley Road Rickmansworth Hertfordshire WD3 4BN	1	1	N	N	No mention in conditions or informatives

13/10/2023	23/1354/FUL	97 Valley Road Rickmansworth Hertfordshire WD3 4BL	1	1	N	N	No mention in conditions or informatives
15/12/2023	23/1583/FUL	79 Westbury Road Northwood HA6 3DA	1	1	N	N	No mention in conditions or informatives
26/01/2024	23/1833/FUL	Ladygate 11 Ladywood Close Loudwater Rickmansworth Hertfordshire WD3 4AY	1	1	N	N	No mention in conditions or informatives
22/12/2023	23/1855/FUL	74 Shepherds Way Rickmansworth Hertfordshire WD3 7NR	1	1	N	N	No mention in conditions or informatives
20/03/2024	23/2063/FUL	12 Scots Hill Croxley Green Rickmansworth Hertfordshire WD3 3AD	1	1	N	N	No mention in conditions or informatives
12/03/2024	23/2165/FUL	Greenways Seabrook Road Kings Langley Hertfordshire	1	1	N	N	No mention in conditions or informatives
14/06/2024	24/0120/FUL	Banstead Down Old Chorleywood Road Rickmansworth Hertfordshire WD3 4EH	1	1	N	N	No mention in conditions or informatives
28/03/2024	24/0168/FUL	12 Grovewood Close Chorleywood Rickmansworth Hertfordshire WD3 5PU	1	1	N	N	No mention in conditions or informatives
03/05/2024	24/0327/FUL	62 Clements Road Chorleywood Rickmansworth Hertfordshire WD3 5JT	1	1	N	N	No mention in conditions or informatives
08/11/2024	24/0530/FUL	132 Toms Lane Kings Langley Hertfordshire WD4 8NR	2	2	N	N	No mention in conditions or informatives
11-Feb-25	24/1452/FUL	Eieldways Farm Harefield Road Rickmansworth Hertfordshire WD3 1PE	1	1	N	N	No mention in conditions or informatives
14/01/2025	24/1770/AOD	115 Windmill Drive Croxley Green Rickmansworth Hertfordshire WD3 3FB	1	1	N	N	No mention in conditions or informatives
18/09/2025	24/1837/FUL	Meldon Chenies Road Chorleywood Rickmansworth Hertfordshire WD3 5LY	1	1	N	Y	Condition
13-Nov-25	25/1608/FUL	100 Toms Lane Kings Langley Hertfordshire WD4 8NL	2	2	N	N	No mention in conditions or informatives
29-Jan-26	25/1945/FUL	Up Yonder 76 Valley Road Rickmansworth Hertfordshire WD3 4BJ	1	1	N	N	Informative - not in condition wording
			177	94	3	13	

Date of Consent	Application Reference	Address	SBCH units proposed	LURA compliant	Worst case Base Period 1 Demand (31 October 2016 - 30 October 2019)	Worst case Base Period 2 Demand (31 October 2017 - 30 October 2020)	Worst case Base Period 3 Demand (31 October 2018 - 30 October 2021)	Worst case Base Period 4 Demand (31 October 2019 - 30 October 2022)	Worst case Base Period 5 Demand (31 October 2020 - 30 October 2023)	Worst case Base Period 6 Demand (31 October 2021 - 30 October 2024)	Worst case Base Period 7 Demand (31 October 2022 - 30 October 2025)	Worst case Base Period 8 Demand (31 October 2023 - 30 October 2026)
26/06/2024	24/0847/FUL	Oakwood House Olleberrie Lane Belsize Rickmansworth	1	1	0	0	0	0	0	1	0	0
03/07/2024	24/0795/FUL	1 Green Lane Croxley Green Rickmansworth Hertfordshire	1	0	0	0	0	0	0	0	0	0
14/10/2024	24/1601/FUL	6 Home Farm Road Rickmansworth Hertfordshire WD3	1	1	0	0	0	0	0	1	0	0
09/08/2024	24/1200/FUL	Green Tye Loudwater Lane Loudwater Rickmansworth	1	0	0	0	0	0	0	0	0	0
17/07/2024	24/1060/RSP	Land Rear Of 63 The Crescent Abbots Langley WD5	1	0	0	0	0	0	0	0	0	0
04/09/2024	24/1278/FUL	168 Highfield Way Rickmansworth Hertfordshire WD3 7H	1	0	0	0	0	0	0	0	0	0
22/10/2024	24/1672/FUL	16 Crofters Road Northwood HA6 3ED	1	0	0	0	0	0	0	0	0	0
23/10/2024	24/1621/FUL	10 Westbury Road Northwood HA6 3BT	1	0	0	0	0	0	0	0	0	0
28/11/2024	24/1890/FUL	15 Nancy Downs Oxhey Hall Watford Hertfordshire WD	1	1	0	0	0	0	0	0	1	0
26/11/2024	24/1799/RSP	24 Lynwood Heights Rickmansworth Hertfordshire WD3	1	1	0	0	0	0	0	0	1	0
19/12/2024	24/1959/FUL	Glenwood Harthall Lane Kings Langley Hertfordshire W	1	1	0	0	0	0	0	0	1	0
01/11/2024	24/1614/FUL	20 Batchworth Lane Northwood HA6 3DR	1	0	0	0	0	0	0	0	0	0
19/12/2024	24/1785/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	1	0	0	0	0	0	0	0	0	0
27/01/2025	25/0104/FUL	Fourwinds27 Wyatts Road Chorleywood Rickmansworth	1	0	0	0	0	0	0	0	0	0
04/02/2025	25/0184/FUL	Green Tye Loudwater Lane Loudwater Rickmansworth	1	0	0	0	0	0	0	0	0	0
05/02/2025	25/0172/FUL	30 Farm Way Northwood HA6 3EF	1	0	0	0	0	0	0	0	0	0
24/02/2025	25/0323/FUL	10 Westbury Road Northwood HA6 3BT	1	0	0	0	0	0	0	0	0	0
09/10/2024	24/1509/FUL	Land Adjoining 15 Lawford Close Chorleywood Hertford	1	1	0	0	0	0	0	1	0	0
12/06/2024	24/0532/FUL	Overbury Woodside Walk Northwood HA6 3ET	2	0	0	0	0	0	0	0	0	0
13/05/2025	25/0179/FUL	315 Baldwins Lane Croxley Green Rickmansworth Hert	1	1	0	0	0	0	0	0	1	0
07/05/2025	25/0792/FUL	4 Greenhills Close Rickmansworth Hertfordshire WD3 4H	1	0	0	0	0	0	0	0	0	0
03/06/2025	25/0959/FUL	Green Hill Sandy Lane Northwood HA6 3ER	1	0	0	0	0	0	0	0	0	0
11/06/2025	25/0999/FUL	59 Valley Road Rickmansworth Hertfordshire WD3 4DT	1	0	0	0	0	0	0	0	0	0
01/07/2025	25/1094/FUL	5 West Way Rickmansworth Hertfordshire WD3 7ER	1	0	0	0	0	0	0	0	0	0
17/07/2025	25/0934/FUL	South Cottage37 Yorke Road Croxley Green Rickmans	1	1	0	0	0	0	0	0	1	0
12/05/2025	25/0801/FUL	36 Westbury Road Northwood HA6 3BX	1	0	0	0	0	0	0	0	0	0
19/03/2025	25/0428/FUL	Denewood Chorleywood Road Rickmansworth Hertford	1	0	0	0	0	0	0	0	0	0
22/07/2025	25/1251/FUL	10 Westbury Road Northwood HA6 3BT	1	0	0	0	0	0	0	0	0	0
22/05/2025	25/0595/FUL	91 Muirfield Road South Oxhey Watford Hertfordshire W	1	0	0	0	0	0	0	0	0	0
29/07/2025	25/1279/FUL	46 Copthorne Road Croxley Green Rickmansworth Her	1	0	0	0	0	0	0	0	0	0
27/08/2025	25/1446/FUL	Green Hill Sandy Lane Northwood HA6 3ER	1	0	0	0	0	0	0	0	0	0
22/09/2025	25/1621/FUL	Truelands13 Nancy Downs Oxhey Hall Watford Hertfor	1	0	0	0	0	0	0	0	0	0
16/10/2025	25/1707/FUL	Hillthorpe Sarratt Lane Loudwater Rickmansworth Hertf	1	0	0	0	0	0	0	0	0	0
04/11/2025	25/1903/RSP	Green Hill Sandy Lane Northwood HA6 3ER	1	0	0	0	0	0	0	0	0	0
31/10/2025	25/1855/FUL	24 Copthorne Road Croxley Green Rickmansworth Her	1	1	0	0	0	0	0	0	0	1
04/11/2025	25/1723/FUL	South Cottage37 Yorke Road Croxley Green Rickmans	1	1	0	0	0	0	0	0	0	1
18/11/2025	25/2001/FUL	Belair Toms Lane Kings Langley Hertfordshire WD4 8H	2	2	0	0	0	0	0	0	0	2
19/01/2026	26/0032/FUL	Cross Keys Farm Shire Lane Chalfont St Peter Gerrar	1	0	0	0	0	0	0	0	0	0
30/08/2023	23/1277/OUT	Land At Toms Lane (Nos 114-118) Toms Lane Kings	5	5	0	0	0	0	5	0	0	0
05/10/2022	22/0601/OUT	Land At Rear Of 17 - 49 Church Lane Sarratt Road	5	5	0	0	0	5	0	0	0	0
30/09/2022	22/0602/OUT	Land Adjacent 97 Church Lane Sarratt Hertfordshire	4	4	0	0	0	4	0	0	0	0
23/11/2023	23/0959/FUL	Old Place Gardens High Street Bedmond Hertfordshire	1	0	0	0	0	0	0	0	0	0
20/06/2024	24/0046/FUL	The Woodyard The Green Sarratt Rickmansworth Hertf	1	0	0	0	0	0	0	0	0	0
10/09/2024	24/0319/FUL	34 Summerhouse Way Abbots Langley Hertfordshire W	1	0	0	0	0	0	0	0	0	0
29/07/2024	24/0653/FUL	Oak Lodge Toms Lane Kings Langley Hertfordshire W	1	1	0	0	0	0	0	1	0	0
23/11/2022	22/1246/FUL	Willow Cottage Chalfont Lane Chorleywood Hertfordshire	1	0	0	0	0	0	0	0	0	0
05/01/2023	22/1333/FUL	Land Rear Of No. 9 Summerhouse Way Abbots Langley	2	0	0	0	0	0	0	0	0	0

07/02/2023	22/1514/FUL	22 The Drive Rickmansworth Hertfordshire WD3 4EB	1	0	0	0	0	0	0	0	0	0	0
07/12/2022	22/1741/FUL	4 St Peters Way Chorleywood Hertfordshire WD3 5QE	1	0	0	0	0	0	0	0	0	0	0
16/01/2023	22/1907/FUL	11 Grosvenor Road Northwood Hertfordshire HA6 3HH	1	0	0	0	0	0	0	0	0	0	0
13/01/2023	22/2043/FUL	Nala 11 Lynwood Heights Rickmansworth Hertfordshire W	1	0	0	0	0	0	0	0	0	0	0
07/02/2023	22/2122/FUL	78 Whitelands Avenue Chorleywood Hertfordshire WD3 5	1	0	0	0	0	0	0	0	0	0	0
02/03/2023	22/2335/FUL	Troutstream Gate Kingfisher Lure Loudwater Hertfordshir	1	0	0	0	0	0	0	0	0	0	0
10/03/2023	23/0004/FUL	80 Valley Road Rickmansworth Hertfordshire WD3 4BJ	1	0	0	0	0	0	0	0	0	0	0
10/03/2023	23/0035/FUL	21 Bedford Road Moor Park Hertfordshire HA6 2BA	1	0	0	0	0	0	0	0	0	0	0
05/09/2023	23/0511/FUL	5 The Roughs Northwood HA6 3DE	1	0	0	0	0	0	0	0	0	0	0
27/09/2023	23/0796/FUL	Land Adjacent To 200 Toms Lane Kings Langley Hertford	1	0	0	0	0	0	0	0	0	0	0
18/08/2023	23/0856/FUL	Land At Rear Of Woodlands,Dell House And Banstead D	1	0	0	0	0	0	0	0	0	0	0
31/08/2023	23/1071/FUL	Ladygate 11 Ladywood Close Loudwater Rickmansworth	1	0	0	0	0	0	0	0	0	0	0
22/08/2023	23/1082/FUL	Elders The Clump Rickmansworth Hertfordshire WD3 4BJ	1	0	0	0	0	0	0	0	0	0	0
28/09/2023	23/1143/FUL	Land To The Rear Of Banstead Down Old Chorleywood F	1	0	0	0	0	0	0	0	0	0	0
22/09/2023	23/1165/FUL	28 Cophorne Road Croxley Green Rickmansworth Hertfc	1	0	0	0	0	0	0	0	0	0	0
22/09/2023	23/1259/FUL	121 Valley Road Rickmansworth Hertfordshire WD3 4BN	1	0	0	0	0	0	0	0	0	0	0
13/10/2023	23/1354/FUL	97 Valley Road Rickmansworth Hertfordshire WD3 4BL	1	0	0	0	0	0	0	0	0	0	0
15/12/2023	23/1583/FUL	79 Westbury Road Northwood HA6 3DA	1	0	0	0	0	0	0	0	0	0	0
26/01/2024	23/1833/FUL	Ladygate 11 Ladywood Close Loudwater Rickmansworth	1	0	0	0	0	0	0	0	0	0	0
22/12/2023	23/1855/FUL	74 Shepherds Way Rickmansworth Hertfordshire WD3 7H	1	0	0	0	0	0	0	0	0	0	0
20/03/2024	23/2063/FUL	12 Scots Hill Croxley Green Rickmansworth Hertfordshire	1	0	0	0	0	0	0	0	0	0	0
12/03/2024	23/2165/FUL	Greenways Seabrook Road Kings Langley Hertfordshire	1	0	0	0	0	0	0	0	0	0	0
14/06/2024	24/0120/FUL	Banstead Down Old Chorleywood Road Rickmansworth H	1	0	0	0	0	0	0	0	0	0	0
28/03/2024	24/0168/FUL	12 Grovewood Close Chorleywood Rickmansworth Hertfc	1	0	0	0	0	0	0	0	0	0	0
03/05/2024	24/0327/FUL	62 Clements Road Chorleywood Rickmansworth Hertford	1	0	0	0	0	0	0	0	0	0	0
08/11/2024	24/0530/FUL	132 Toms Lane Kings Langley Hertfordshire WD4 8NR	2	0	0	0	0	0	0	0	0	0	0
11/02/2025	24/1452/FUL	Fieldways Farm Harefield Road Rickmansworth Hertfords	1	0	0	0	0	0	0	0	0	0	0
14/01/2025	24/1770/AOD	115 Windmill Drive Croxley Green Rickmansworth Hertfor	1	0	0	0	0	0	0	0	0	0	0
18/09/2025	24/1837/FUL	Meldon Chenies Road Chorleywood Rickmansworth Hert	1	1	0	0	0	0	0	0	1	0	0
13/11/2025	25/1608/FUL	100 Toms Lane Kings Langley Hertfordshire WD4 8NL	2	0	0	0	0	0	0	0	0	0	0
29/01/2026	25/1945/FUL	Up Yonder 76 Valley Road Rickmansworth Hertfordshire V	1	0	0	0	0	0	0	0	0	0	0
			94	28	0	0	0	9	5	4	6	4	

Shortfall calculator

	No. of Individuals	No. of Individuals in Associations	Permissions Granted	Date	Base Period Surplus/ Shortfall	Cumulative Surplus/ Shortfall	Met Statutory Duty in BP?	Met Cumulative Statutory Duty?
1	15	0	0	30-Oct-19	-15	-15	N	N
2	30	0	0	30-Oct-20	-30	-45	N	N
3	17	0	0	30-Oct-21	-17	-62	N	N
4	4	0	9	30-Oct-22	5	-57	Y	N
5	3	0	5	30-Oct-23	2	-55	Y	N
6	2	0	4	30-Oct-24	2	-53	Y	N
7	1	0	6	30-Oct-25	5	-48	Y	N
8	2	0	4	30-Oct-26	2	-46	Y	N
Total	74	0	28		-46		5	0
Total on register	74							