

Warrington Local Plan Examination

Hearing Session Note Action 32

Matter 7e – Site Allocation Winwick
Also relevant to Matter 9 - Agenda Item 7 (Self
and Custom Build Housing)
Self-Build Register - Number of Entrants

30th September 2022

Introduction

- 1.1 The [Self-build and Custom Housebuilding Act 2015 \(as amended by the Housing and Planning Act 2016\)](#) requires the Council to keep a register, as of 1st April 2016, of eligible individuals and groups who would like to build their own home and to grant sufficient suitable planning permissions for serviced plots within the borough to meet the overall demand on the register.

Background

- 2.1 Warrington first launched a self-build and custom house building register in April 2016.
- 2.2 In October 2020 the Council introduced local eligibility criteria in addition to the legal eligibility criteria. The three legal eligibility criteria are as follows:
 - aged 18 or over;
 - a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;
 - a person seeking (either alone or with others) to acquire a serviced plot of land in the relevant authorities area to build a house to occupy as their sole or principal residence.
- 2.3 The local eligibility criteria relate to a person's connection(s) with the borough and are as follows:
 - currently live in Warrington and have done so for at least two years;
 - currently work in the Warrington;
 - a close family connection (close relative – parent/child/grandparent) living in Warrington, and they have done so for at least two years;
 - currently serving in the Armed Forces of the Crown or have left the service less than two years ago.
- 2.4 If a person meets the legal and local eligibility criteria, they are included on Part 1 of the register. If they meet the legal eligibility criteria but not the local eligibility criteria, they are included on Part 2 of the register.
- 2.5 The difference between Part 1 and Part 2 of the register is explained in the Planning Practice Guidance¹. However, for plan-making purposes the PPG is clear that the starting point for establishing overall demand for self-build and custom housebuilding is the number of registrants on Part 1 and Part 2 of the register.
- 2.6 At the point of introduction of the Part 1 eligibility criteria, the Council required all existing groups and individuals on the register to re-register their interest.

The Register

- 3.1 Since the local connection criteria were introduced in October 2020 there have been **14 people** registered on the new self-build register. This is a combination of mainly new enquiries, plus a few of the people who were registered previously who re-registered.

¹ Planning Practice Guidance: Paragraph: 018 Reference ID: 57-018-20210208 Revision date: 08 02 2021

3.2 This compares to the 165 individual applicants; one group and one individual within a group who were on the register as at October 2020 prior to the introduction of the local eligibility criteria and the requirement to re-register.

3.3 Applicants have been asked to express a preference by Ward (if they have one) as to where in the Borough they would like a plot and what scale of development they would like a plot. Not all applicants have specified a particular area but some have. The full register is contained in the table below:

Case Ref	Individual or Group	Part 1 or Part 2	Preferred area for Build	Size of Development
WBC-SBR-440110508	Individual	Part 2		Single Home Site Small Development (2 – 15 homes) Medium Development (16 – 40 homes)
WBC-SBR-440110674	Individual	Part 1	Gt Sankey North & Whittle Hall	Single Home Site Small Development (2 – 15 homes)
WBC-SBR-440111754	Individual	Part 1	Stockton Heath	Small Development (2 – 15 homes) Medium Development (16 – 40 homes)
WBC-SBR-440116756	Individual	Part 1	Appleton	Single Home Site Small Development (2 – 15 homes)
WBC-SBR-440115805	Individual	Part 1	Gt Sankey North & Whittle Hall	Single Home Site Small Development (2 – 15 homes) Medium Development (16 – 40 homes) Large Development (40+Homes)
WBC-SBR-440119116	Individual	Part 2		Single Home Site Small Development (2 – 15 homes) Medium Development (16 – 40 homes) Large Development (40+Homes)
WBC-SBR-440140068	Individual	Part 2		Single Home Site Small Development (2 – 15 homes)
WBC-SBR-440178531	Individual	Part 1	Appleton	Single Home Site
WBC-SBR-440187223	Individual	Part 1		Single Home Site
WBC-SBR-440194319	Individual	Part 1		Single Home Site Small Development (2 – 15 homes)
WBC-SBR-440579150	Individual	Part 1	Culcheth	Single Home Site
WBC-SBR-441715503	Individual	Part 1		Single Home Site Small Development (2 – 15 homes)
WBC-SBR-452030847	Individual	Part 1	Gt Sankey North & Whittle Hall	Single Home Site
WBC-SBR-452607172	Individual	Part 1		Single Home Site

