

WELWYN HATFIELD BOROUGH COUNCIL
CABINET – 7 NOVEMBER 2017

Recommendations from the Cabinet Planning and Parking Panel on 5 October 2017:-

Self-Build and Custom Housebuilding Register

Since 1 April 2016 and consistent with its legal duty, the Council had publicised and maintained a Register of individuals and associations of individuals who wished to acquire serviced plots of land for Self-build and Custom Housebuilding in the Borough.

This was part of the Government's strategy to increase housing delivery and was referred to in the Housing White Paper as a means of providing more choice in the market.

A legal duty to grant development permission for enough serviced plots to meet the demand for Self-build and Custom Housebuilding in the Borough had come into force. Regulations set out the time for compliance with the duty and provided relevant authorities with the option of introducing new local eligibility conditions (subject to consultation) and a fee to enter into and remain on the Register.

The report of the Executive Director (Public Protection, Planning and Governance) explained how the Council's Register currently operated and summarised the current level of demand.

The report also made recommendations about the introduction of local eligibility conditions and made draft proposals for the introduction of a fee for applicants to enter into and remain on the Register (to be introduced at a later date).

RESOLVED:

- (1) That the proposed eligibility conditions, including a local connection and a financial resources test, be agreed by the Cabinet and made available for consultation for a six week period on the Council's consultation portal.
- (2) That Officers report the results of consultation back to the Panel, together with a schedule of any recommended changes as considered appropriate.
- (3) That the Panel notes the draft proposal for a fee to be set by the Council for applicants to enter the Register and that a final proposal would be included in a future report to the Panel alongside the results of consultation for recommendation to the Cabinet to agree.