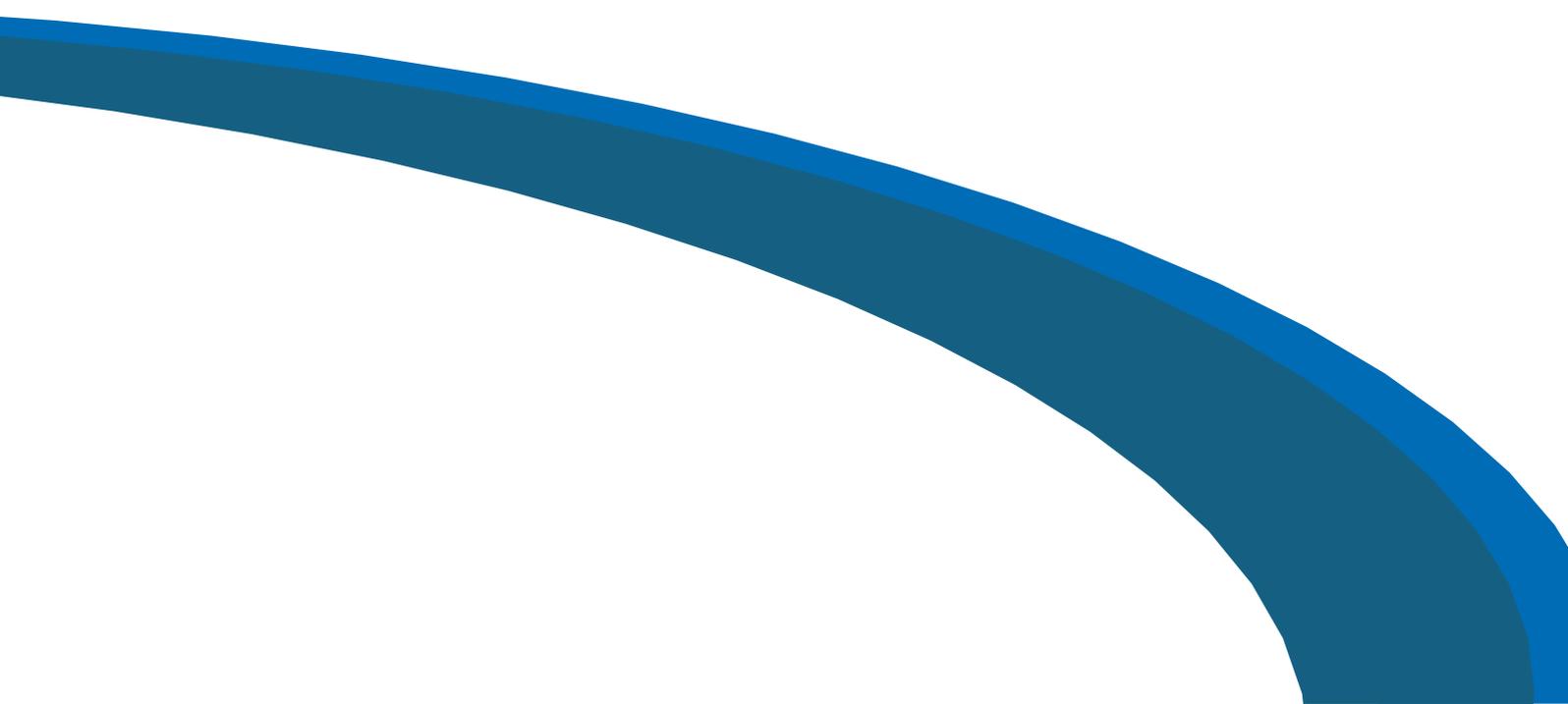


# Appendices to the Self-Build and Custom Housebuilding Proof of Evidence of Andrew Moger BA (Hons) MA MRTPI

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Former Laporte Works Site, Nutfield Road, Nutfield,  
Surrey



# Appendices to the Self- Build and Custom Housebuilding Proof of Evidence of Evidence of Andrew Moger BA (Hons) MA MRTPI

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Outline planning permission for the development of the site for new homes (Use Class C3) and Integrated Retirement Community use Classes C2, E(e), F2), creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (outline with all matters reserved, except for access)

Former Laporte Works Site, Nutfield Road, Nutfield, Surrey

Nutfield Park Developments Limited

February 2026

PINS REF: APP/M3645/W/25/3374913

LPA REF: 2023/1281

OUR REF: M26/0103-01.RPT

---

TETLOW KING PLANNING  
UNIT 2, ECLIPSE OFFICE PARK, HIGH STREET, STAPLE HILL, BRISTOL, BS16 5EL  
Tel: 0117 9561916 Email: [all@tetlow-king.co.uk](mailto:all@tetlow-king.co.uk)

[www.tetlow-king.co.uk](http://www.tetlow-king.co.uk)

## Appendices

Appendix 1      Tandridge Council Freedom of Information Responses  
(17 March 2023, 30 May 2023 and 8 January 2026)

Appendix 2      Custom Build Homes Group Demand Assessment (January 2026)

# Appendix 1

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Tandridge Council Freedom of Information Responses  
(17 March 2023, 30 May 2023 and 8 January 2026)

## Andy Moger

---

**From:** noreply@salesforce.com on behalf of Tandridge District Council  
<mycase@tandridge.gov.uk>  
**Sent:** 17 March 2023 10:41  
**To:** Andy Moger  
**Subject:** RE: Freedom of Information Request - Self-Build and Custom Housebuilding [ ref:\_00D1tE813.\_5004Jh7Lf7:ref ]  
**Attachments:** TT-131323 Self Build Register (002).docx; form\_7\_self\_build\_part\_2\_exemption\_claim (002).pdf; 00155355 Self-build (1).xlsx

Dear Andy Moger

Freedom of Information Act 2000 Request Ref 00155355

We are dealing with your request under the Freedom of Information Act 2000 and confirm that the Council holds all the requested information.

However, due to resourcing issues, the Council is still in the process of collating the requested information. Please find attached the information the Council is able to provide at this stage. The council is aiming to provide the remainder of the requested information as soon as possible.

please remember to quote the reference number above in any future communications.

If you are not happy with the handling of your request, you have the right to ask for an internal review. Internal review requests should be made within two months from the date you receive our FOI response. Please email [foi@tandridge.gov.uk](mailto:foi@tandridge.gov.uk).

If you are still not satisfied with the outcome of the internal review you have the right to apply to the information Commissioner for a decision at Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow Cheshire SK9 5AF.

Kind regards

FOI Officer

Please do not change the subject line when replying to this e-mail.



ref:\_00D1tE813.\_5004Jh7Lf7:ref

Dear Andy,

The answers to your Freedom of Information request (Task TT -131323) are set out below.

**1. The number of individuals that joined 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):**

- \* Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- \* Base Period 2 (31 October 2016 to 30 October 2017)
- \* Base Period 3 (31 October 2017 to 30 October 2018)
- \* Base Period 4 (31 October 2018 to 30 October 2019)
- \* Base Period 5 (31 October 2019 to 30 October 2020)
- \* Base Period 6 (31 October 2020 to 30 October 2021)
- \* Base Period 7 (31 October 2021 to 30 October 2022)
- \* Base Period 8 (31 October 2022 to present)

This data is published as part of our Annual Monitoring Report, which can be found on our website: [Monitoring and land supply - Tandridge District Council](#) The last published AMR covers the period 2020-2021. The 2021-2022 AMR will be published shortly.

The following table taken from the AMR 2020-2021, provides the response to the question 1.

**Table 17:** Number of entries on self-build register and granted CIL self-build exemptions.

Base Period	Date	Entries on Register	Number of self-build CIL Exemptions Granted for dwellings
1	01 April 2016 – 30 October 2016	Individuals = 61 Groups = 0	20
2	31 October 2016 – 30 October 2017	Individuals = 64 Groups = 0	32
3	31 October 2017 – 30 October 2018	Individuals = 4 <sup>14</sup> (Part 1 = 3 Part 2 = 1) Groups = 0	21
4	31 October 2018 – 30 October 2019	Individuals = 8 (Part 1 = 3 Part 2 = 5) Groups = 0	19
5	31 October 2019 – 30 October 2020	Individuals = 4 (Part 1 = 3 Part 2 = 1) Groups = 0	15
6	31 October 2020 – 30 October 2021	Individuals = 10 (Part 1 = 7 Part 2 = 3) Groups = 0	11
<b>Total</b>		<b>Individuals = 10 (Part 1 = 7 Part 2 = 3) Groups = 0</b>	<b>118</b>

**2. The number of associations of individuals that joined 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:**

- \* Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- \* Base Period 2 (31 October 2016 to 30 October 2017)
- \* Base Period 3 (31 October 2017 to 30 October 2018)
- \* Base Period 4 (31 October 2018 to 30 October 2019)
- \* Base Period 5 (31 October 2019 to 30 October 2020)
- \* Base Period 6 (31 October 2020 to 30 October 2021)
- \* Base Period 7 (31 October 2021 to 30 October 2022)
- \* Base Period 8 (31 October 2022 to present)

Please see Table 17 from the 2020-2021 AMR, provided above.

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

The register was commenced on the 1 April 2016.

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

The council's requirements to join the register are set out on the following page of its website:

[Looking to build your own home? - Tandridge District Council](#)

Our eligibility criteria are set out as follows on the website.

The national criteria for eligibility are as follows:

Applicants must be:

- Aged 18 or over.
- A British citizen, a national of EEA State other than the United Kingdom, or a national of Switzerland.
- Seeking (either alone or with others) to acquire a serviced plot of land in Tandridge for their own self-build and custom housebuilding.
- Where an association applies, all members must meet all of the criteria to get onto Part 1.

The local eligibility criteria have been introduced to ensure priority is given to applicants with a proven local connection to the district and the financial ability to purchase land.

For a local connection to be established, you must be able to provide evidence of one of the following criteria:

- Currently live in the Tandridge district and have for at least one year.
- Have previously resided in the district for three out of the last five years.
- Are Tandridge district key workers.
- Have immediate family (eg mother, father, son, daughter) who have lived in the district for five or more years and need to move to the district to receive support from, or give support to, the applicant.
- Have been accepted as having another special reason why you need to live in the Tandridge district.

For the financial solvency test to be met, you must demonstrate you have the financial ability to purchase land, for example evidence of savings or a mortgage in principle. We have set a threshold for applicants to demonstrate they have funds of at least £150,000 to buy a plot of land. Evidence of this funding must be submitted to us and will be reviewed for eligibility to be put on Part 1 of the register.

Once your completed form and payment have been received and your application assessed, we will write to you with the outcome of your application confirming whether you are eligible for entry onto the register and if you are eligible, which part you are eligible for.

**5. Whether 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?**

Yes, an annual review of the register has been undertaken since the introduction of the Council's new criteria and fees, to remain on the register applicants are required to pay an annual fee. As such, the Council submits letters to those applicants who wish to remain on the register and pay the annual renewal fee on an annual basis. Where applicants do not wish to renew their place and remain on the register this will result in removal from the register.

**6. If yes to Q5:**

**\* What were the grounds for the removal of these entries?**

See response to Q5.

**\* When did these removals occur?**

All the removals have taken place over the period 2016-2021. We do not keep specific records on this matter.

**\* How many entries were removed from each Base Period (broken down on a base period by base period basis)?**

We do not keep specific records on this matter.

**7. 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.**

\* Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)

\* Base Period 2 (31 October 2016 to 30 October 2017)

\* Base Period 3 (31 October 2017 to 30 October 2018)

\* Base Period 4 (31 October 2018 to 30 October 2019)

\* Base Period 5 (31 October 2019 to 30 October 2020)

\* Base Period 6 (31 October 2020 to 30 October 2021)

\* Base Period 7 (31 October 2021 to 30 October 2022)

\* Base Period 8 (31 October 2022 to present)

To follow.

**8. The number of CIL Self-Build Exemption Form 7 Part 1's the Council have counted 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 to which each CIL Form 7 Part 1 relates:**

- \* Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- \* Base Period 2 (31 October 2016 to 30 October 2017)
- \* Base Period 3 (31 October 2017 to 30 October 2018)
- \* Base Period 4 (31 October 2018 to 30 October 2019)
- \* Base Period 5 (31 October 2019 to 30 October 2020)
- \* Base Period 6 (31 October 2020 to 30 October 2021)
- \* Base Period 7 (31 October 2021 to 30 October 2022)
- \* Base Period 8 (31 October 2022 to present)

The total number of exemptions can be found in Table 17 – see Question 1. The separate excel file provides data on the part 1 and part 2 exemptions.

**9. The number of CIL Self-Build Exemption Form 7 Part 2's the Council have counted 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 to which each CIL Form 7 Part 2 relates:**

- \* Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- \* Base Period 2 (31 October 2016 to 30 October 2017)
- \* Base Period 3 (31 October 2017 to 30 October 2018)
- \* Base Period 4 (31 October 2018 to 30 October 2019)
- \* Base Period 5 (31 October 2019 to 30 October 2020)
- \* Base Period 6 (31 October 2020 to 30 October 2021)
- \* Base Period 7 (31 October 2021 to 30 October 2022)
- \* Base Period 8 (31 October 2022 to present)

The total number of exemptions can be found in Table 17 – see Question 1. The separate excel file provides data on the part 1 and part 2 exemptions.

**10. A copy of the Council's CIL Form 7 Part 2 Notification of Self-Build Relief letter.**

The Council's Form 7 letter can be found on the website -

[https://ecab.planningportal.co.uk/uploads/1app/forms/form\\_7\\_self\\_build\\_part\\_2\\_exemption\\_claim.pdf](https://ecab.planningportal.co.uk/uploads/1app/forms/form_7_self_build_part_2_exemption_claim.pdf) A copy is included with this response.

**11. How does the Council monitor Self Build and Custom Housebuilding permissions and**

**completions?**

The data is collated for and reported in our Annual Monitoring Report.

**12. 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?**

We are currently under resourced and are therefore unable to provide this service at this time.

**13. 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, on both counts.

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

The register is publicised through the Council's website:

<https://www.tandridge.gov.uk/Housing/Finding-a-home/Looking-to-build-your-own-home>

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

The information is available on the website all year round.

## Community Infrastructure Levy (CIL) Form 7: Self Build Exemption Claim Form - Part 2

To be submitted within 6 months of completing the self build dwelling

**Please note:** This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

This form must be sent to the Collecting Authority within 6 months of the completion of the self build dwelling. The applicant will otherwise be liable for the full levy charge.

Please note that 'Completion' for the purposes of CIL exemption is defined as the issuing of a compliance certificate for this development issued under either regulation 17 (completion certificates) of the Building Regulations 2010 or section 51 of the Building Act 1984 (final certificates).

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "relief from the Levy".

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended).

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent user of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any subsequent information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Section A: Claiming Exemption - General Information

*To be completed by the individual(s) claiming self build exemption.*

#### Application Details

Applicant Name:

Local authority planning application number:

Please provide the full postal address of the application site:

If postal address/postcode not known, or original relief claim was submitted with reference to grid reference, please provide:

Easting:  Northing:

Description:

## Section B: Submission of Evidence

Please confirm below what evidence you are providing to support your claim for self build CIL exemption.

1. Please enclose a copy of **all** of the following items:

- (a) A compliance certificate for this development issued under either:   
-regulation 17 (completion certificates) of the Building Regulations 2010 **or**  
-section 51 of the Building Act 1984 (final certificates)

What date was the compliance certificate issued (DD/MM/YYYY)?

- (b) Title deeds of the property to which this exemption relates (freehold or leasehold)   
(c) Council Tax bill or certificate

2. Please enclose two further proofs of occupation of the home as sole or main residence

Please enclose a copy of **two** of the following items **showing your name and the address of the property**:

- Utility Bill   
Bank Statement   
Local electoral roll registration

3. Please also enclose a copy of one of the following items (and review the notes below):

- (a) An approved claim from HM Revenue and Customs under  
'VAT431NB: VAT refunds for DIY housebuilders'   
(b) Proof of a specialist Self Build or Custom Build Warranty\* for your development   
(c) Proof of an approved Self Build or Custom Build Mortgage# from a bank or building  
society for your development.

**Please note:** The Charging Authority has the discretion, but is not required, to accept other forms of documentary evidence instead of any of the items (a-c) above. This should be agreed in advance with the Charging Authority (at the point of making the Part 1 application for the exemption or as soon as possible thereafter) but the Charging Authority may still consider utilising discretion at this Part 2 stage of the process.

\* A Self Build or Custom Build Warranty is a warranty and Certificate of Approval issued by a Warranty provider which provides a 'latent defects insurance' policy and which is accompanied by certified Stage Completion Certificates (SCC) issued to the owner/occupier of the home.

# A Self Build or Custom Build Mortgage is an approved mortgage arranged to purchase land and/or fund the cost of erecting a home where the loan funds are paid to the owner/occupier in stages as the building works progress to completion.

## Declaration

I/We confirm that the details given are correct.

Date (DD/MM/YYYY):

Name:

Question

	Base Period 1	Base Period 2	Base Period 3	Base Period 4	Base Period 5	Base Period 6	Base Period 7	Base Period 8
1	0	0	4	4	3	4	5	1
2	0	0	0	0	0	0	0	0

3 1 April 2018

4 The eligibility criteria are published on the Council' s website at <https://www.tandridge.gov.uk/Housing/Finding-a-home/Looking-to-build-your-own-home>  
 5 yes

6 Non-payment of the registration fee

7 On annual re-registration

	Base Period 1	Base Period 2	Base Period 3	Base Period 4	Base Period 5	Base Period 6	Base Period 7	Base Period 8
8	0	0	0	0	0	7	6	0

## Andy Moger

---

**From:** noreply@salesforce.com on behalf of Tandridge District Council  
<mycase@tandridge.gov.uk>  
**Sent:** 30 May 2023 15:01  
**To:** Andy Moger  
**Cc:** Andrew Jones  
**Subject:** RE: Freedom of Information Request - Self-Build and Custom Housebuilding [ ref:\_00D1tE813.\_5004Jh7Lf7:ref ]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Andy Moger,

Freedom of Information Act 2000 Request Ref 00155355.

We refer to our message of 24th May 2023.

Having conducted an investigation of our records, we can confirm that the Council does not hold any of the information in relation to Question 7 in your request. For the avoidance of doubt, the question is as follows:

***7. 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.***

- \* Base Period 1 (from the start of the Self-Build Register up to 30 October 2016)
- \* Base Period 2 (31 October 2016 to 30 October 2017)
- \* Base Period 3 (31 October 2017 to 30 October 2018)
- \* Base Period 4 (31 October 2018 to 30 October 2019)
- \* Base Period 5 (31 October 2019 to 30 October 2020)
- \* Base Period 6 (31 October 2020 to 30 October 2021)
- \* Base Period 7 (31 October 2021 to 30 October 2022)
- \* Base Period 8 (31 October 2022 to present)

We regret that we are unable to assist any further.

If you are dissatisfied with the handling of your request, you have the right to ask for an internal review. Internal review requests should be submitted within two months of the date of receipt of the response to your original letter and should be addressed to: [freedomofinformation@tandridge.gov.uk](mailto:freedomofinformation@tandridge.gov.uk).

Please remember to quote the reference number above in any future communications.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliff House, Water Lane, Wilmslow, Cheshire, SK9 5AF.

Please remember to quote the reference number above in any future communications.

Yours Sincerely

FOI Officer

Please do not change the subject line when replying to this e-mail.

Tandridge District Council  
The Council Offices  
8 Station Road East  
Oxted, Surrey  
RH8 0BT

Tel: 01883 722000

[customerservices@tandridge.gov.uk](mailto:customerservices@tandridge.gov.uk) [www.tandridge.gov.uk](http://www.tandridge.gov.uk)



ref:\_00D1tE813.\_5004Jh7Lf7:ref

## Andy Moger

---

**From:** Andrew Jones  
**Sent:** 15 December 2025 12:12  
**To:** freedomofinformation@tandridge.gov.uk  
**Cc:** Andy Moger  
**Subject:** Request under the Freedom of Information Act

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Dear Sir/Madam,

Can you please provide the following data for Tandridge District Council 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 Tandridge 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)
  - 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)
  
2. The number of individuals that joined Part 2 of the Council's Self Build and Custom Housebuilding Register in Tandridge 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)
  - 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)
  
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)
  - 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)
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)
  - 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)
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  - 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)
5. The date on which Tandridge DC commenced its Self-Build and Custom Housebuilding register?
6. What are the Council's entry requirements for joining its Self-Build and Custom Housebuilding Register?
7. Does the Council apply a local connection test for entry onto its Self-Build and Custom Housebuilding Register?
8. If yes to Q7:
- a. When was the test introduced?
  - b. Which Base Periods has the local connection test been applied to?
  - c. What the Council's 'strong justification' was for introducing the test as required by the PPG?
9. Does the Council apply a financial solvency test for entry onto its Self-Build and Custom Housebuilding Register?
10. If yes to Q9:
- a. When was the test introduced?
  - b. Which Base Periods has the financial solvency test been applied to?
11. Has Tandridge DC 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?
12. If yes to Q11:
- a. What were the grounds for the removal of these entries?
  - b. When did these removals occur?

- c. How many entries were removed from each Base Period (broken down on a base period by base period basis)?
13. The number of Self-Build and/or Custom Housebuilding planning permissions and/or permissions in principle Tandridge DC 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)
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  - 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)
14. How does the Council monitor Self Build and Custom Housebuilding permissions and completions?
15. 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?
16. 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?
17. How many individuals and associations of individuals has Tandridge DC successfully matched (i.e., the individual or association has gone on to purchase a plot) with planning permissions for self-build and custom housebuilding?
18. How has the Council publicised the existence of its Self-Build and Custom Housebuilding Register?
19. If the Council has publicised the existence of its Self-Build and Custom Housebuilding register, when did this take place and by what means?

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,

Andrew

**Andrew Jones** BA (Hons) MSc MRTPI  
**Principal Planner**  
TETLOW KING PLANNING



Our offices will be closed for the holiday period from **12pm Tuesday 24 December**, re-opening on **Wednesday 31 December**. Seasons Greetings from all at Tetlow King Planning.

Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL

E: [andrew.jones@tetlow-king.co.uk](mailto:andrew.jones@tetlow-king.co.uk)

T: 0117 9561916

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W: [tetlow-king.co.uk](http://tetlow-king.co.uk)



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## Andrew Jones

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**From:** noreply@salesforce.com on behalf of Tandridge District Council  
<mycase@tandridge.gov.uk>  
**Sent:** 08 January 2026 15:31  
**To:** Andrew Jones  
**Subject:** New Case Data Request - Ref 00254966 [ thread::sDMeJcztN-61aWsLI8IAkgl!: ]

Dear Andrew Jones

We refer to your request dated 15/12/2025.

Unfortunately, we cannot respond in full to your request within the statutory 20 working days. This is due to the operational workload of Council officers.

We are sorry for this delay, but we can assure you that we are dealing with your request. We now aim to respond in full by 12/02/2026 if not sooner.

If you have any questions in the meantime, please do not hesitate to contact us.

Yours sincerely,

Information Governance Team



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## Appendix 2

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Custom Build Homes Group Demand Assessment

(January 2026)





**RIGHT TO  
BUILD REGISTER**

powered by Custom Build Homes

# Demand Appraisal.

**Custom and self-build housing**

Request for data

January 2026





## Request for Data

Enquiry from:	Tetlow King Planning
Date:	09/01/26
Site or area related to request:	NA
Local Planning Authority:	Tandridge District Council
Parish Council or Ward area(s)	Nutfield 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
Tandridge District Council	CR3 0, CR3 4, CR3 5, CR3 6, CR3 7, CR6 0, CR6 9, CR8 5, RH1 3, RH1 4, RH1 5, RH10 3, RH19 2, RH19 3, RH6 9, RH7 6, RH7 9, RH8 0, RH8 8, RH8 9, RH9 8, TN16 2, TN8 5, TN8 6, TN8 7	603
Nutfield Parish	RH14, RH15	51





## How is our data collected?

The data is collected by consumers signing up to the Right to Build Register at [www.righttobuildregister.co.uk](http://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 pre-eminent 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.

0345 223 4452

[hello@custombuildhomes.co.uk](mailto:hello@custombuildhomes.co.uk)

[www.custombuildhomes.co.uk](http://www.custombuildhomes.co.uk)

8 Houstoun Interchange Business Park, Livingston EH54 5DW

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.