



# Wychavon District Self-Build and Custom Housebuilding Register

## Progress Report

## November 2023

(Updated April 2024)

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## 1. Introduction

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

have to meet certain requirements relating to the number of planning permissions granted for serviced plots.

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

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

## 2. Planning Policy Framework

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

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

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



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

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

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

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

### 3. Wychavon District Self-Build and Custom Housebuilding Register

- 3.1. The Wychavon District Self-Build and Custom Housebuilding Register was established on 1st April 2016 and has been available ever since for individuals and organisations to complete the online form. In the first base period between 1st April 2016 and 30th October 2016, there were 51 entries on the Register.
- 3.2. Since the first base period and the introduction of the Self-Build and Custom Housebuilding Regulations 2016, the Register went through an update in May and June 2017 in order to introduce a Local Eligibility Condition to enable entries to be split into Part 1 and Part 2. Local eligibility criteria was one of the areas that the Government introduced when it issued the Self-build and Custom Housebuilding Regulations 2016 which came into force on 31 Oct 2016. This was possibly because the initial regulations did not prevent individuals or groups from applying to be registered on 2 ,3 or even more registers in different local authority areas. The lack of local eligibility criteria could therefore inflate the demand for self-build for most, if not all, local authority areas.
- 3.3. Wychavon is a predominantly rural area with policies directing development to the more sustainable locations and generally protecting areas beyond allocations or the development boundaries of settlements unless allowed for by exception policies. To protect the area from unnecessary development the council considered that a more accurate picture of demand for self-build should be ascertained. To achieve this, the local eligibility criteria was introduced to ensure that the needs of those with a local connection to the area (i.e. those on Part 1 of the Self Build Register) were taken into account in the determination of any planning applications for self-build. The Wychavon Self Build Register is therefore in 2 parts – Part 1 for those who can demonstrate a local connection to Wychavon and Part 2 for those who cannot. The local connection must be demonstrated for at least 3 years prior to the application to join the Self-Build Register.
- 3.4. All those already on the Register prior to 30<sup>th</sup> May 2017 were automatically allowed on to Part 1 of the Register if they provided an update form with the relevant additional information by 30<sup>th</sup> June 2017. This exercise resulted in a substantial reduction in the number of individuals on the Wychavon District

Self-Build Register in the first base period (and in the first part of the second base period), with the number of entries on the Wychavon District Self-Build Register in first base period reducing from 51 to 11 entries.

3.5. All data within this Progress Report is at 30<sup>th</sup> October 2023, when there were 260 entries on the Wychavon District Self-Build and Custom Housebuilding Register. Other headline data is provided below:

#### 4. Individuals / Associations by Register Part

4.1. All 260 entries on the Wychavon District Self-Build and Custom Housebuilding Register are Individuals; there are no Associations. There are 123 entries on Part 1 and 137 entries on Part 2 of the Wychavon District Self-Build and Custom Housebuilding Register.

#### 5. Entries by Base Period<sup>1</sup>

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

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

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

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

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

Base Period	Entries by Base Period									
	Entries (Part 1 / Part 2)			Cumulative Entries (Part 1 / Part 2)			Delivery (provision / need)		P/A (provision / need) Cumulative	
	Total	Part 1	Part 2	Total	Part 1	Part 2	No. of granted applications (no. of plots/units)	Required No. of applications to be granted	No. of granted applications (no. of plots/units)	Required No. of applications to be granted
<b>1 (1 April 2016 to 30 October 2016)</b> <b>To be provided for by 31st October 2019</b>	<b>11</b>	11	0	<b>11</b>	11	0	8	11	8	11
<b>2 (31 October 2016 to 30 October 2017)</b> <b>To be provided for by 31st October 2020</b>	<b>29</b>	20	9	<b>40</b>	31	9	12	20	20	31
<b>3 (31 October 2017 to 30 October 2018)</b> <b>To be provided for by 31st October 2021</b>	<b>16</b>	4	12	<b>56</b>	35	21	3	4	23	35
<b>4 (31 October 2018 to 30 October 2019)</b> <b>To be provided for by 31st October 2022</b>	<b>18</b>	10	8	<b>74</b>	45	29	26	10	49	45
<b>5 (31 October 2019 to 30 October 2020)</b> <b>To be provided for by 31st October 2023</b>	<b>22</b>	10	12	<b>96</b>	55	41	33	10	82	55
<b>6 (31 October 2020 to 30 October 2021)</b> <b>To be provided for by 31st October 2024</b>	<b>67</b>	28	39	<b>163</b>	83	80	*	<b>28</b>	*	<b>83</b>
<b>7 (31 October 2021 to 30 October 2022)</b> <b>To be provided for by 31st October 2025</b>	<b>59</b>	27	32	<b>222</b>	110	112	*	27	*	110
<b>8 (31 October 2022 to 30 October 2023)</b> <b>To be provided for by 31st October 2026</b>	<b>34</b>	11	23	<b>256</b>	121	135	*	11	*	121

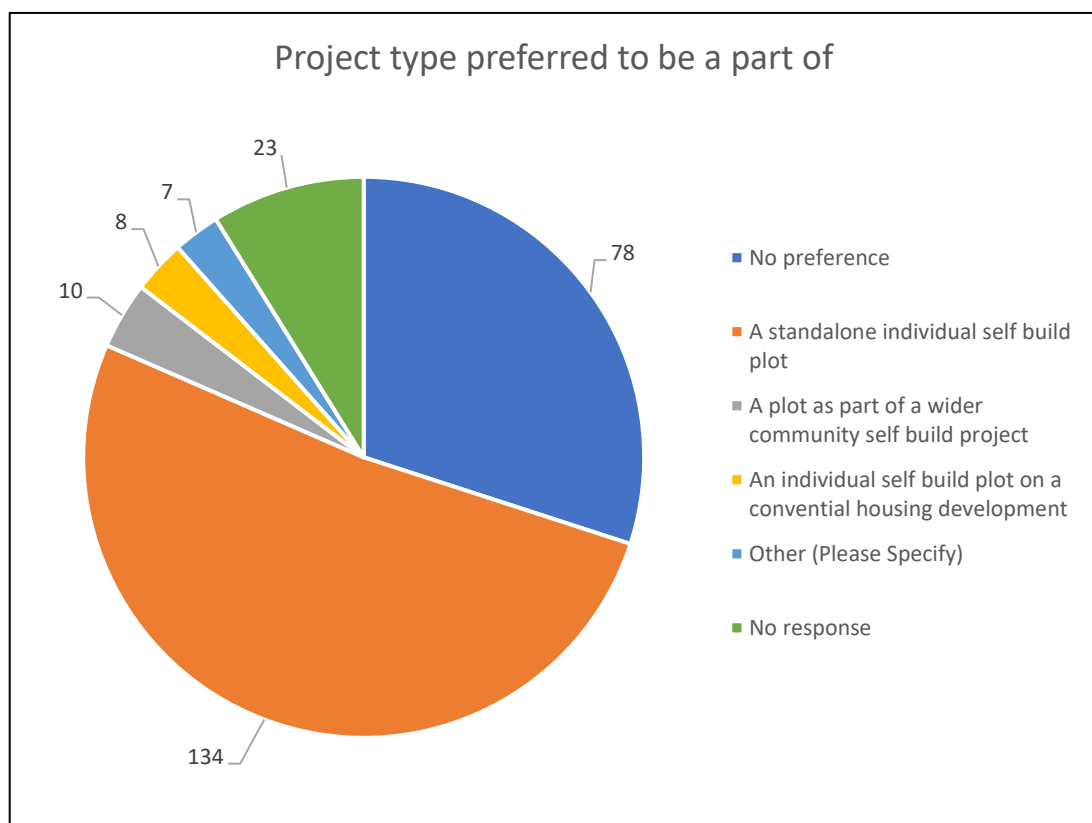


## 6. Areas of the District of Interest

6.1. The most common answer for the question “within which area(s) are you seeking a plot?” is “Any Area” within Wychavon with 100 people choosing this option. Where respondents wish to choose specific parishes they are not limited to the number they can tick and most tick several rather than just one or two. The most common area-specific choices are Broadway and Crowle (both with 30), Hadzor, Himbleton, Huddington and Oddingley (Saleway) (27), Fladbury (25) and Droitwich Spa (23). A wide range of areas in the district have specific interest for Self-Build and Custom Housebuilding, with 72 of the 73 identified parish areas having at least 1 response. Parish of Abberton has 0 responses.

## 7. Type of Project Sought

7.1. The most common answer for the question “which project type would you prefer to be a part of?” is “A standalone, individual self-build plot” with 134 responses, with a further 78 entries having “No preference”. The remaining 48 responses were for “Other” (7), “A plot as part of a wider community self-build project” (10), “An individual self-build plot on a conventional housing development” (8) and “No response” (23).

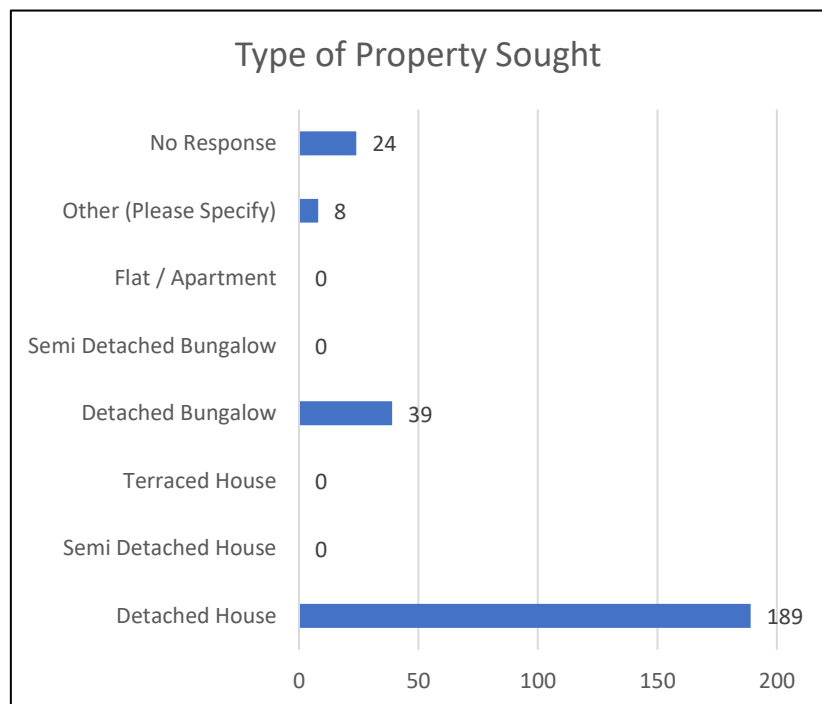


## 8. Building as Part of a Joint Project with Other Self-Builders?

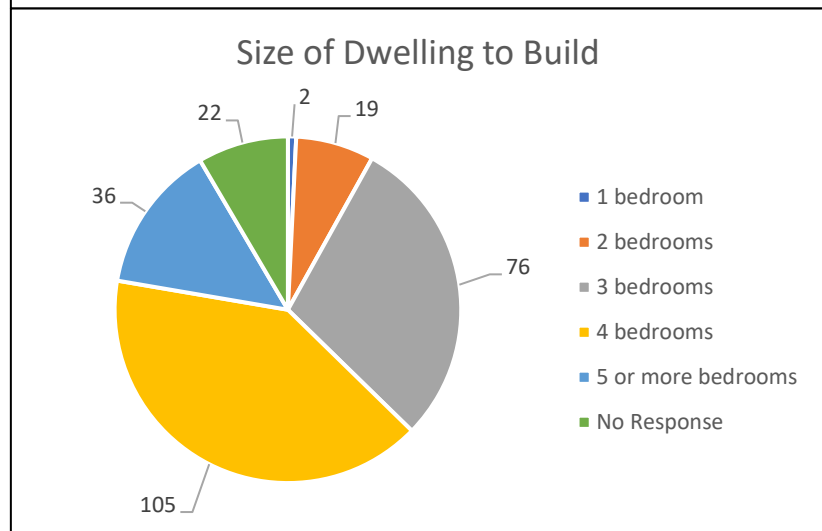
8.1. Surprisingly given the responses to the “Type of Project Sought” question discussed above, 130 people would be interested in building as part of a joint project with other Self-Builders. 102 people stated that they would not be interested in building as part of a joint project with other self-builders and 28 people gave no response.

## 9. Type and Size of Property Sought

9.1. The most common answer for the question “What kind of property would you like to build as part of your project?” is “Detached House” with 189 responses, with a further 39 responses having a preference for “Detached Bungalow”; the remaining 32 responses were for “Other” (8) and “No Response” (24).



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



is “4 bedrooms” with 105 responses; the next most common response was “3 bedrooms” with 76 responses; “5 / 5+ bedrooms” (36), “2 bedrooms” (19), “1 bedroom” (2) and “No Response” (22).

9.3. Of those that responded to indicate the size of plot they hope to acquire, 127 indicate a plot differing in sizes between approximately 0 to 0.5 hectares, 6 indicate a plot differing in sizes between approximately 0.5 to 1 hectare and 36 indicating a plot size of 1 or more hectares, the remaining 91 either did not answer or answered with ‘unspecified’ or similar.

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

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

<b>Budget of Project</b>	
<b>Up to £100,000</b>	<b>4</b>
<b>£100,000 to £299,000</b>	<b>44</b>
<b>£300,000 to £499,000</b>	<b>77</b>
<b>£500,000 to £599,000</b>	<b>31</b>
<b>£600,000 to £749,000</b>	<b>31</b>
<b>£750,000 to £999,000</b>	<b>16</b>
<b>£1 Million +</b>	<b>14</b>
<b>Unspecified</b>	<b>43</b>

9.5. A total of 207 responses were received regarding the funding of the self-build project as in Table Three below, with the remaining 53 with no response.

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

Source of Finance for Project	
Mortgage & Cash	0
Mortgage & Savings	69
Mortgage	18
Mortgage & Inheritance	1
Mixture (including Mortgage)	18
Savings	44
Savings & Property Sale	20
Savings, Loans, Equity &/Or	12
Savings, Property & Mortgage	11
Self-Funded	1
Property Sale	9
Cash	3
Investors	1
Not specified	53

9.6. Of 222 responses received about the arrangement for the home hoping to provide, 99% of those responses were for Owner Occupied (220) as in Table Four. 38 account for either responses marked as unspecified or no response received.

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

Ownership Type	
Owner Occupied	220
Rented or to Sell	0
Owner Occupied/Rented	2
Not Specified	38

9.7. 225 responses were received regarding how soon a project would be able to be commissioned, as in Table Five below.

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

Timescale for Commissioning Project	
Immediately	96
Up to 6 months	70
6 to 12 months	28
Within 2 years	12
Within 3 years	4
Unknown	7
Upon Sale of current house	8
No answer	35

## 10. Meeting the Demand

10.1. As of 30<sup>th</sup> October 2023, 37 planning permissions had been granted for 82 self-build plots broken down into base periods.

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

Applications Approved for Self- & Custom-Build			
Application Ref	Location	Proposal Description	Decision/Date
<b>Supply of 8 Self-Build plots for Base Period 1 (up to 30/10/2019)</b>			
16/02440/PN	Land off Green Lane, adjacent to Firs Farm, Ombersley Road, Bevere	Three no. self build properties; access and internal road, pedestrian footpath, swale and associated works ( <i>but can only count 1 of the 3 in the self-build supply figures</i> )	Approved 17/02/2017
18/00537/FUL	Doricot, Elmley Road, Ashton under Hill, Evesham WR11 7SJ	Residential development consisting of 1no. self-build infill dwelling and detached garage with associated landscaping and access, following part demolition of existing structures	Approved 24/04/2018
18/00632/FUL	Chandlers, Chandlers End, Ashton under Hill, Evesham, WR11 7UT	Residential development consisting of 1no. self-build infill dwelling and detached garage with associated landscaping and access	Approved 05/06/2018
18/00895/FUL	Elm Croft, Wyre Hill, Wyre Piddle, Pershore WR10 2HS	Construction of a replacement dwelling at Elm Croft, Wyre Piddle	Approved 25/06/2018
18/02276/PIP	Field adjacent 45, The Ridgeway, New End, Astwood Bank	Application for permission in principle for rural exemption development consisting of the erection of 3no. affordable self-build bungalows	Approved 13/02/2019
18/02583/OUT	Grafton Nursery, Worcester Road, Grafton Flyford, Worcester, WR7 4PW	Erection of rural workers dwelling - self build	Approved 08/02/2019
<b>Supply of 12 self-build plots for Base Period Two (31/10/2019 to 30/10/2020)</b>			
19/01679/OUT	Corner Mead, Newland Lane, Newland, Droitwich, WR9 7JH	Outline application for up to 9 Self Build Dwellings including new means of access off Newland Lane. ( <i>But only 8 granted through Reserved Matters and so only count 8 towards the self-build supply</i> )	Approved on Appeal 23/07/2020
20/01409/FUL	Land off Green Lane, adjacent to Firs Farm, Ombersley Road, Bevere	Proposed 4 no. self build/custom build 2 bedroom bungalows.	Approved 03/09/2020
<b>Supply of 3 self-build plots for Base Period Three (31/10/2020 to 30/10/2021)</b>			
19/01058/FUL	Land adjacent, Barlwych Cottage, Hill Furze, Fladbury	Conversion of existing former transport haulage buildings into 1 No. 2 bedroom dwelling and 2 No. 3 bedroom dwellings and the erection of a new self-build live/work unit together with ancillary works	Approved on Appeal 04/01/2021
19/02767/FUL	Land at Church Lane, Whittington	Erection of 2 No. Dwellings, improvement to access existing & 1 new access	Approved on Appeal 20/11/2020
<b>Supply of 26 self-build plots for Base Period Four (31/10/2021 to 30/10/2022)</b>			
19/02182/FUL	Holberraw Golf, Holberraw Green, Redditch, B96 6SF	Conversion of existing former golf driving range clubhouse into a single self-build dwelling, erection of single storey side	Approved on Appeal 13/07/2022

		extensions, demolition of driving range bays and removal of car park hardstanding.	
20/00663/FUL (New Application W/23/01350/FUL)	Land between Manor Cottage and Hightrees, Merriman Close, Stoulton	Proposed construction of a new self build dwelling and garage	Approved 16/11/2021
20/02694/PIP	Land at (OS99444479) Brook Lane, Cropthorne	Application for Permission in Principle for a single self-build dwelling.	Approved on Appeal 26/05/2022
21/01855/FUL	Land at Station Road, Broadway WR12 7DE	Infill development of one dwelling, with associated driveway, car parking and landscaping. Provision of additional passing bay to shared driveway.	Approved on Appeal 28/07/2022
21/01978/OUT	Land north of Blacksmith Lane, Cropthorne	Outline application for the development of 4 self-build bungalows and improvement of an existing access (all other matters reserved)	Approved 23/03/2022
21/02185/OUT	Land at (OS08814898) Hoden Lane, Cleeve Prior, Evesham	Outline application with all matters reserved for the demolition of existing outbuilding and shed and erection of one self-build dwelling and all associated works	Approved 04/03/2022
21/02276/OUT	Land and buildings on, Church Lane, Whittington	Outline Application with all matters reserved for the development of 2no. self-build dwellings	Approved 06/04/2022
21/02569/PIP - (Technical Details application submitted: - 22/01836/TDC5 approved 03/10/2023)	Land at (OS 8593 5944), Jacob Ladder Lane, Claines	Application for Permission in Principle for a single self-build dwelling	Approved 13/01/2022
21/02963/FUL	4 Chapel Street, Badsey, Evesham, WR11 7HA	Full Application for the erection of a bungalow (self-build) and associated works	Approved 17/03/2022
22/00080/PIP	Land At (Os 9795 3584), Station Road, Beckford	Application for Permission in Principle for the construction 1no. self-build dwelling	Approved 25/02/2022
22/00081/PIP	Ridgeway House, Station Road, Broadway, WR12 7DE	Application for Permission in Principle for 3No. self build dwellings	Approved 09/03/2022
22/00209/PIP	Land Opposite, Himbleton C Of E First School, Himbleton	Application for Permission in Principle for 2 no. self-build dwellings.	Approved 17/03/2022
22/00540/PIP	Greenacres, Mill Lane, Drakes Broughton, Pershore, WR10 2AF	Application for Permission in Principle for 1No. Self Build Dwelling	Approved 16/05/2022
22/00558/PIP	Land at (OS 0237 3816), Winchcombe Road, Sedgeberrow	Permission in Principle for up to 4 self build dwellings	Approved 29/06/2022
22/00600/PIP	Land At (Os 0295 5114), Atch Lench Road, Church Lench	Permission in principle for 1 self build dwelling	Approved 25/04/2022

22/02049/PIP	Land at (OS 9194 4873), Worcester Road, Drakes Broughton	Permission in Principle for 1 No. Self-Build dwelling.	Approved 28/10/2022
<b>Supply of 33 self-build plots for Base Period Five (31/10/2022 to 30/10/2023)</b>			
22/00032/OUT	Land At (Os 0100 5706), Stonepit Lane, Inkberrow	Outline planning application for the erection of 1no self-build dwelling and 5no custom build dwellings	Approved 12/10/2023
22/00143/OUT	Hill Top Farm, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Development of 4no. self-build dwellings	Approved 21/11/2022
22/00230/PIP	Littleton Auctions At, The Croft Barn, School Lane, Middle Littleton, Evesham, WR11 8LN	Permission in Principle for one self build dwelling and enhancement to barn and yard	Approved on Appeal 01/11/2022
22/00527/FUL	Hawbridge House, Hawbridge, Stoulton, Worcester, WR7 4RJ	Erection of one Self Build Dwelling. Re-submission of 21/01920/FUL	Approved 03/08/2023
22/01084/FUL	Land Adjacent to Old Chequers Inn Car Park, Crowle Green, Crowle	Demolition of stables and construction of self-build bungalow	Approved 02/05/2023
22/01971/PIP	Land Adjacent To, Broadway Lane Cottages, Broadway Lane, Fladbury	Permission in principle for up to 2 self-build dwellings	Approved on Appeal 31/08/2023
22/02456/PIP	Stedefield, Church Lane, Flyford Flavell, Worcester, WR7 4BZ	Application for Permission in Principle for 1 no. self-build dwelling.	Approved 18/01/2023
23/00278/PIP	Land At (OS 9999 4454) Field Barn Lane Crophorne	Permission in Principle for up to 9 carbon neutral self/custom build dwellings.	Approved 26/04/2023
W/23/00939/PIP	Hill Top Farm, Newland Lane, Newland, Droitwich Spa, WR9 7JH	Permission in Principle for the construction of 3 no. self-build dwellings	Approved 23/06/2023
20/01639/OUT	Little Ashdene Farm, Kington Lane, Kington, Worcester, WR7 4DH	An application for outline planning permission for the demolition of all existing buildings within the application site and the construction of up to four self-build dwellings	Approved 02/11/2022
W/23/00991/TDC5	Woodbury Holdings, Woodbury Lane, Norton, Worcester	Technical details consent following Permission in Principle (22/02549/PIP) for one self-build dwelling	Approved 26/10/2023



## 11. Conclusion

11.1. At the start of Base Period 8 (31<sup>st</sup> October 2022) there were a total of 222 individuals and 0 associations on the register, 37 individuals and 1 associations was added to the register with 4 individuals being removed from the register at the request of the individuals, leaving a total of 255 individuals and 1 association on the register at the end of Base Period 8 (30<sup>th</sup> October 2023).

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

	Total at start of BP8 (31 <sup>st</sup> Oct 2022)	Entries added during BP8	Entries removed during BP8	Total at end of BP8 (30 <sup>th</sup> Oct 2023)
Part 1 Individuals	110	13	2	121
Part 2 Individuals	112	24	2	134
Part 1 Associations	0	0	0	0
Part 2 Associations	0	1	0	1

11.2. Up to the end of providing for Base Period 5 (30<sup>th</sup> October 2023), Wychavon District Council's Self-Build supply was 82 plots with planning consent. This compares to a cumulative total of 55 plots required to have been granted consent by 30<sup>th</sup> October 2023, representing the need having been met and exceeding the demand by 27 plots.

11.3. Between 31<sup>st</sup> October 2020 to 30<sup>th</sup> October 2021, there were an additional 28 registrants added to Part 1 of the Self-Build Register and the council has until 30<sup>th</sup> October 2024 to meet this additional need of 28 plots. This increases the cumulative total to 83 plots, representing a total of 1 additional plots to be granted consent by 30<sup>th</sup> October 2024.

