

Self-build Register Application Form



Obtaining a self-build plot in East Devon

There are currently no specific policies in East Devon that allow for self-build in areas that would not otherwise be granted planning permission for housing.

Please check whether there is a valid planning permission before purchasing a plot.

Please complete this form if you wish to register as an **association** for the East Devon self-build register. You will need to save the form **as a separate document on your computer** once completed then email to planningpolicy@eastdevon.gov.uk. Alternatively you can print it and post to Planning Policy, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ. **You must complete Sections A and B of the form and it would be very helpful if you could complete the additional information section.** Guidance notes, including an explanation of the difference between Parts 1 and 2 of the register, are provided at the end of the form.

Data Protection

Any personal information which you provide will be held and used by East Devon District Council for the purpose of the self-build register. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice which can be accessed at: <http://eastdevon.gov.uk/access-to-information/data-protection/>

Section A – Eligibility criteria for parts 1 and 2 of the register

Please answer all of the questions in Section A.

Please sign and date on page 7 before submitting.

Contact Details			
Name of association			
Name and address, age and nationality of each member of the association (Please use an additional sheet if more than 4)	1. Name:		
	Address:		
	Date of Birth:		Nationality:
	2. Name:		
	Address:		
	Date of Birth:		Nationality:

	3. Name:			
	Address:			
	Date of Birth:		Nationality:	
	4. Name:			
	Address:			
	Date of Birth:		Nationality:	
Name of lead contact				
Email of lead contact				
Telephone no. for lead contact				
Address of lead contact				
Number of serviced plots members of the association are seeking to acquire in East Devon				

Section B – Eligibility criteria for part 1 of the register

In order to be included on Part 1 of the self-build register, as a minimum all applicants must either:

-) Comply with Criteria A and at least one of Criteria B and Criteria C OR
-) Be current members of the regular armed forces (Criteria D) or former members who have left within the last three years.

Please answer all of the questions in Section B.

Applicant	1	2	3	4
<p>Criteria A Do you want to acquire a serviced plot for your own self-build or custom housebuilding to occupy as your sole or main residence?</p>				
<p>Criteria B Currently, do you have a permanent job based in East Devon for at least 16 hours a week? Evidence should include the name and address of your employer and your usual place of work. We may request further information.</p>				
<p>Criteria C Have you been a permanent resident of East Devon and included on the electoral register for at least the last 3 years? We will check our records for evidence of residency so if you have lived at a different address to that shown in Section A during the last 3 years, please provide details.</p>				
<p>Criteria D Are you, or have you been within the last 3 years, in the service of the regular armed forces of the Crown (as set out in section 374 of the Armed Forces Act 2006)? If yes please give brief details.</p>				

Additional Information

In order to help us understand the demand for self and custom build housing in East Devon, it would be helpful if you could answer as many of these additional questions as possible.

Question	Answer
1. Where do members of the association currently live? (Please complete as many boxes as are relevant)	
(a) East Devon	
(b) Teignbridge	
(c) Exeter	
(d) Mid Devon	
(e) Taunton Deane	
(f) South Somerset	
(g) West Dorset	
(h) Other – please state County/City/Country	
2. Has the association applied for any other self-build and custom house building register? If yes, please say which one/s.	
3. In which East Devon settlement would the association like to acquire a serviced plot? Please note that the Council seeks to direct new housing to the main towns of Axminster, Budleigh Salterton, Cranbrook, Exmouth, Honiton, Ottery St, Mary, Seaton and Sidmouth and to the smaller towns/larger villages of Beer, Broadclyst, Clyst St Mary, Colyton, East Budleigh, Feniton, Kilmington, Lypstone, Musbury, Newton Poppleford, Sidbury, Uplyme, West Hill, Whimple and Woodbury. Outside of these areas new housing development is normally only encouraged if included in a neighbourhood plan.	
4. Does anyone in the association have any existing links to these settlements in question 3 above? (Please tick all relevant boxes)	
(a) Existing resident	
(b) Existing employment	
(c) Family ties (please specify)	
(d) Other (please state)	
(e) None	

5. Where do members of the association currently live? (Please complete all that are relevant e.g. 3x shared equity and 4x owned outright)	
(a) In a home owned by you outright	
(b) In a home owned by you with a mortgage	
(c) In a home that you rent privately	
(d) In a 'shared equity' home	
(e) In a home rented from a housing association or the Council	
(f) With parents/other family members	
(g) Other, please specify	
6. How many bedrooms would members of the association like in their new homes? (Please complete all that are relevant e.g. 2 x one bed and 4 x three bed)	
(a) One	
(b) Two	
(c) Three	
(d) Four	
(e) Five or more	
(f) Don't know	
7. What type of home do you want to build? (Please complete all that are relevant)	
(a) Detached	
(b) Semi-detached	
(c) Terrace	
(d) Flat/apartment	
(e) Bungalow	
(f) Other, please specify	
(g) Don't know	
8. What size of plot are you looking for? (house sizes are shown for guidance only) (Please complete all that are relevant, e.g. 2x1 acre)	
(a) 200 m ² or less (less than 1/20 th of an acre – small terraced house)	
(b) 200m ² and 300m ² (1/20 th of an acre to 1/13 th of an acre – 2/3 bed modern estate house)	
(c) Between 300m ² and 500m ² (1/13 th of an acre to 1/8 th of an acre – 4 bed detached estate house)	
(d) Between 500m ² and 1000m ² (1/8 th of an acre to 1/4 th of an acre – suburban semi/detached with modest to large garden)	
(e) Between 1000m ² and 4047m ² (1/4 th of an acre to 1 acre – suburban/country house with large/very large garden)	
(f) Between 4047m ² and 1 hectare (1 acre to 2.4 acres – suburban/country house with very large garden/small holding)	
(g) More than one hectare	
(h) Prefer not to say	

9.	Would the association seek to provide any shared/communal facilities? E.g. allotments, community building, play area. If so, what area of land would this require?	
10.	What is your budget for acquiring a plot or a site for all the plots required? (Please specify if for each plot or whole site)	
	(a) Less than £50,000	
	(b) Between £51,000 and £100,000	
	(c) Between £101,000 and £200,000	
	(d) Between £201,000 and £300,000	
	(e) Over £300,000	
	(f) Don't know	
	(g) Prefer not to say	
11.	How would you finance your project?	
	(a) Owned outright without a mortgage	
	(b) Owned by you with a mortgage	
	(c) Part owned with a housing association to share cost of project	
	(d) Prefer not to say	
12.	What is your budget for the total cost of your house building project <u>including the cost of the land</u> ? Please include all building costs, professional fees and taxes. (Please specify if for plot or whole site)	
13.	I am interested in:	
	(a) Self-build (you directly organise the design and construction of your new home)	
	(b) Custom build (you work with a specialist developer who manages the process)	
	(c) Affordable (shared equity) self-build (you work with a regulated provider such as a housing association or a community land trust). Eligibility check would be required.	
	(d) Group self-build (working with other individuals to share resources, skills and experience)	
14.	Subject to a site being available, members of the association could be ready to self or custom build:	
	(a) Within one year	
	(b) Within one to two years	
	(c) Within three to five years	
	(d) In more than six years	
15.	Please indicate your level of interest?	
	(a) Very interested – I am actively searching for a suitable site and intend to proceed.	
	(b) Quite interested – would consider doing it if I could afford it, depending on what is involved.	
	(c) Slightly interested – I may consider but need to do further work to understand the financial and time implications.	

<p>16. Does any member of the association have any special needs or characteristics? For example, you may need adapted living space due to a physical impairment or need a pitch rather than a building plot due to a travelling lifestyle.</p>	
<p>17. Any other comments</p>	

Declaration

I declare that by submitting and dating this application form I comply with the following:

1. Each member of the association is aged 18 years or over.
2. Each member of the association is a British citizen, a national of any European Economic Area state other than the United Kingdom, or a national of Switzerland.
3. Each member of the association wishes to acquire a serviced plot of land in East Devon for my own self-build and custom house building.

Signed Date

A typed signature is acceptable.

Guidance Notes

You should complete this form if you wish to be included on the self-build register for East Devon.

The self-build register is divided into Part 1 and Part 2. The Council has a duty to permission sufficient serviced plots to meet the numbers indicated in Part 1 of the register (but please note that the purpose of the register is to give us a general indication of the level of interest for self/custom build in East Devon and there is no requirement for us to match permissioned land to individuals on the register). Part 2 of the register provides the Council with an indication of the overall level of interest for self-build in East Devon.

Section A of this form includes the nationally set questions to determine entry onto Part 2 of the register.

Section B of this form includes the locally set criteria that are necessary, in addition to the criteria in Section A, for entry onto Part 1 of the register.

Please complete the whole of Sections A and B of the form as this sets out the information that is required for inclusion on either part of the register. It would also be very helpful if you could answer the additional questions on pages 4-7 as this information will help the Council to understand and plan for self-build.

If you have any further queries about this form please contact the planning policy team at planningpolicy@eastdevon.gov.uk or telephone 01395 571683.