

Planning policy monitoring report

Self-build Register

31/10/17 to 30/10/18



March 2019 Revision 1

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heath Park Industrial Estate, HONITON,
EX14 1EJ

Phone: 01395 516551

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk [Self-build and custom build - Monitoring - East Devon](#)

To request this information in an
alternative format or language
please phone 01395 516551 or
email csc@eastdevon.gov.uk

This document was first published on 1st March 2019 and revised on 6th March to add an explanation of 'Part 1' and 'Part 2' of the register and to correct a date in paragraph 2.1 and change 'Part1' to 'Part 2' in paragraph 2.5

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Glossary of Terms

Self and custom house building

The building or completion by

- (a) individuals,
- (b) associations of individuals, or
- (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

But 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. Definition included in 2015 Self-build [Act](#).

Self-build

In a self-build project someone directly organises the design and construction of their new home. This covers quite a wide range of projects including where someone does much of the actual construction work themselves but also where they arrange for an architect/contractor to build their home or projects that are delivered by kit home companies (where the self-builder still has to find the plot, arrange for the slab to be installed and then has to organise the kit home company to build the property for them). Summary of National Custom and Self Build Association ([NaCSBA](#)) definition as included in House of Commons Self-build [Briefing Paper](#) March 2017.

Custom build

In a custom build you work with a specialist developer to help deliver your own home. This is usually less stressful as you'll have an 'expert' to help the process and can include everything from securing or providing a site through to managing the construction work and even arranging the finance for you. This is more of a 'hands off' approach. It also de-risks the process for the person who is seeking to get a home built. Some people are concerned that by going to a custom build developer you get less of a say in the design and layout of your home, but this shouldn't be the case; a good custom build developer will be able to tailor it to perfectly match your requirements. Summary of National Custom and Self Build Association ([NaCSBA](#)) definition as included in House of Commons Self-build [Briefing Paper](#) March 2017.

1 Requirements

- 1.1 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 associations of individuals who wish to acquire plots of land on which to build their own home and to publicise that register. The act also places a responsibility on councils to permission enough serviceable plots that can potentially be used for self or custom build housing in order to meet this demand.
- 1.2 The East Devon register is divided into 2 parts and only those with a local connection (they have lived or worked in the District for the last three years) are included on 'Part 1'. The requirement to provide enough serviced plots to meet the demand shown on the register only applies to Part 1, but both Part 1 and 2 are used to assess the general level of demand to inform decisions of the Council. The level of demand is measured in 'base periods' that run from 31st of October until 30th of October in the following year.
- 1.3 This report sets out both the demand for self-build in East Devon, as shown by the numbers on the self-build register and the supply of self-build plots in East Devon, as taken from the Councils residential monitoring figures.

2 Demand

- 2.1 The East Devon self-build [register](#) was started on 30th March 2016. Demand is measured in 'base periods' that run from the start of the register until 30th October 2016 and then annually from 31st October until 30th October the following year. In East Devon the first base period ran from 30th March 2016 until 30th October 2016; the second base period was from 31st October 2016 to 30th October 2017; the third base period was from 31th October 2017 until 30th October 2018.
- 2.2 Local Authorities have three years from the end of each base period to permission enough serviced plots to meet the demand shown in the respective base periods.
- 2.3 The number of people on the register for the first base period in East Devon was 32 and the requirement to permission sufficient serviced plots to meet this demand will expire on 30th October 2019. This means that, between 31st October 2016 and 30th October 2019, the Council need to demonstrate that at least 32 plots suitable for self-build have been granted planning permission.
- 2.4 The number of people on Part 1 of the register during the second base period was 40, with 43 on both Part 1 and Part 2 of the register. The three years to permission at least 40 serviced plots will expire on 30th October 2020. This means that the Council needs to demonstrate that at least 40 plots suitable for self-build have been granted planning between 31st October 2017 and 30th October 2020 in addition to the 32 plots required by 30th October 2019 from the first base period.

- 2.5 The number of people on Part 1 of the register during the third base period (31/10/17 to 30/10/18) was 18, with 9 Part 2. This means that at least 9 plots suitable for self-build need to be permissioned by 30th October 2021. This is in addition to the 32 plots needed between 31/10/16 and 30/10/19 (to meet the demand shown for the first base period) and the 40 plots needed between 31/10/17 and 30/10/20 (to meet the demand shown for the second base period).

3 Supply

- 3.1 The requirement to permission enough service plots that can potentially be used for self-build leaves a lot of discretion for the Local Planning Authority to determine how much of its housing supply meets this definition. The most likely sites to be purchased for self-build are those with permissions for a single dwelling, although it is possible that sites with permissions for more than one dwelling will come forward as self-builds. In the first self-build monitoring report all single permissions, including conversions to single dwellings, were recorded as suitable for self-build. This approach has been adapted for the latest monitoring period so that conversions have not been included in the supply figures (see Appendix 1 for a copy of relevant Government return).
- 3.2 The [March 2018](#) monitoring report concluded that 155 plots were permissioned to meet the need for 72 on the register in the first and second base periods. Current monitoring shows that 36 individual permissions were granted between 31/10/2017 and 30/10/2018, which more than meets the requirement to provide 9 plots and also the indicative demand for 18 plots shown on the register for the third base period.

4 Additional Information from the Self-build Register

- 4.1 In addition to the 'standard' questions that are needed to establish whether applicants meet the criteria set for inclusion on the self-build register, extra questions are asked to help establish where in East Devon people are most interested in building, what people are interested in building and how much money is available to finance it. The results are useful in helping to provide evidence to inform planning applications, Council decisions and policy development.
- 4.2 Charts are included in Appendix 2 of this report for the latest base period, but 'highlights' of the data show that:
- Only 28% currently live in East Devon, with 11% living in Exeter and 61% elsewhere;
 - 79% are aged between 46 and 65 with 16% over 65, 5% between 31 and 45 and none under 31;
 - Ottery, Honiton and Axminster are the most sought after towns for a plot;

- Whimble and Uplyme are the most sought after villages for a plot;
- 22% are currently in privately rented accommodation;
- 50% plan to own their new property outright and 50% with a mortgage;
- 50% would like a home with three bedrooms;
- 50% want a plot size between 1/8th acre and 1/4 acre with 36% wanting a plot of more than 1/4 acre; and
- 50% had a total budget of between £400,000 and £600,000.

4.3 No personal details (names, addresses, contact details) of people on the register are publically available.

Appendix 1 Return to Government 31/10/17 – 30/10/18

Self-Build and Custom Housing

Self-Build and Custom Housing

Self-Build and Custom Housebuilding

The [Self-build and Custom Housebuilding Act 2015](#) requires each relevant authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area for their own self-build and custom housebuilding.

The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Please click [here](#) to view the guidance note.

1. How many entries on your register in the third base period, 31 October 2017 - 30 October 2018?

1a) Individuals

18

1b) Groups

0

2. How many entries on your register in total (i.e. Base period 1, 2 & 3)?

2a) Individuals

93

2b) Groups

0

3. How many planning permissions for serviced plots suitable for self and custom build have been granted between October 31st 2017 to 30 October 2018?

36

4. Have you introduced a local connection test?

Yes

4a) If so, from what date did this apply?

31/03/2017

4b) How many entries on part one of the register?

i) Individuals

81

ii) Groups

0

Self-Build and Custom Housing

1 / 3

4c) How many entries on part two of the register?

i) Individuals

12

ii) Groups

0

5. Have you introduced a financial viability test?

No

6. Have you implemented a charge for entry onto the register?

No

7. Beyond the minimum requirement of holding a webpage, what is your local authority actively doing to publicise your self and custom build register?

Nothing

8. Are you communicating self-build and custom housebuilding opportunities to the people on your register?

Yes

8a) Please provide any further details of the type of opportunities, number and frequency.

9. In having regards to your register when carrying out your housing, planning and regenerative functions, have you undertaken any of the following:

9a) Local Plan policy - included general support for custom and self-build?

Adopted

9b) Local Plan policy - promoted custom and self-build as part of housing mix policy?

Adopted

9c) Local Plan policy - adopted a percentage policy for self and custom build at larger sites?

Adopted

9d) Introduced supplementary planning policies/guidance?

No

9e) Introduced consideration as part of land allocations, disposals and acquisitions?

Yes

9f) Specifically supported identified projects

No

9g) Taken action through Housing Strategy

No

9h) Adopted Neighbourhood Plans which incorporate policies on self and custom build

No

9i) Please provide further details of the above or any other supporting information

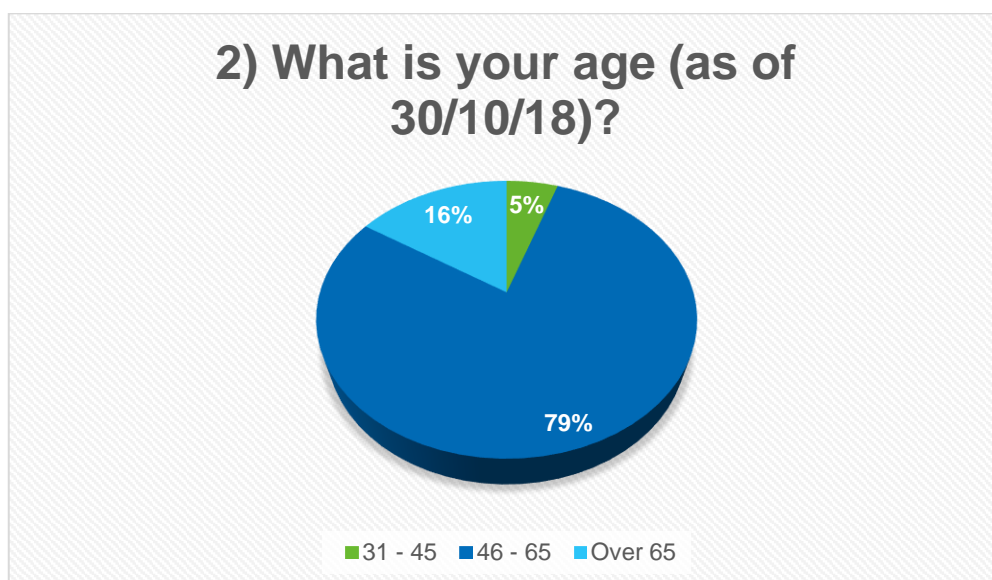
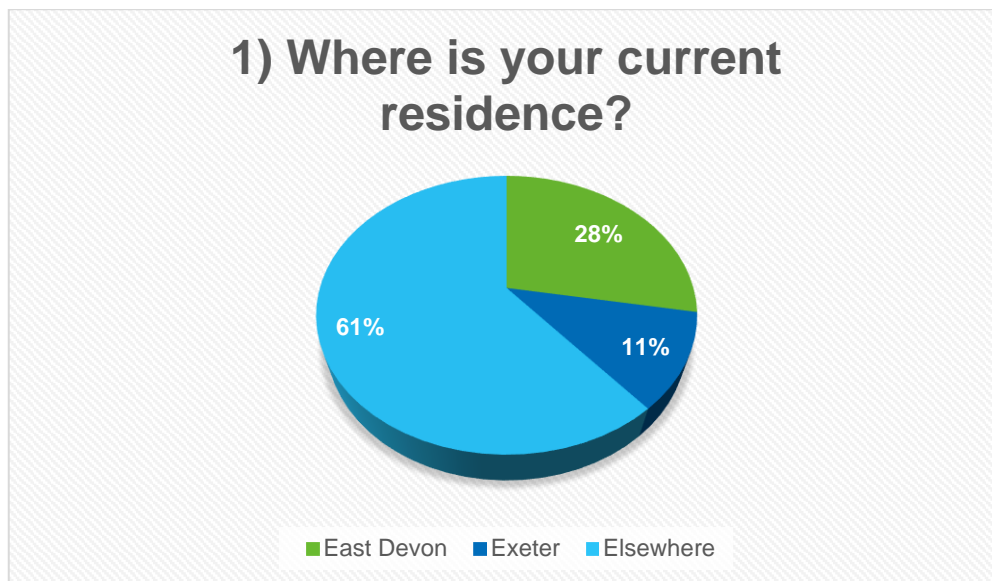
We are working with the Right to Build Task Force on developing initiatives/policies to support custom and self-build in East Devon generally and the new town of Cranbrook in particular. Cranbrook has been used as part of the pilot project for a CSB demand assessment model by the consultants Three Dragons.

Please use the notes box below to supply us with any further information

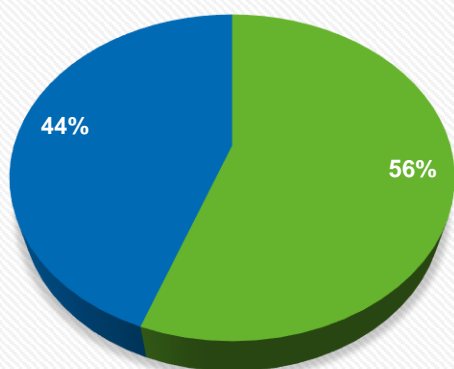
Permissions for serviced plots include Outline, Full and Reserved Matters applications but exclude COUs, Conversions, Agricultural Buildings and Annexes.
n.b. Everyone on the register prior to 31 March 2017 (when local connection test was added) is on Part 1 of register and is included in answer 4b.

Appendix 2 Additional information from register

Please note that the following figures relate only to the 31/10/17 to 30/10/18 period of the register, for which there were 18 entries.

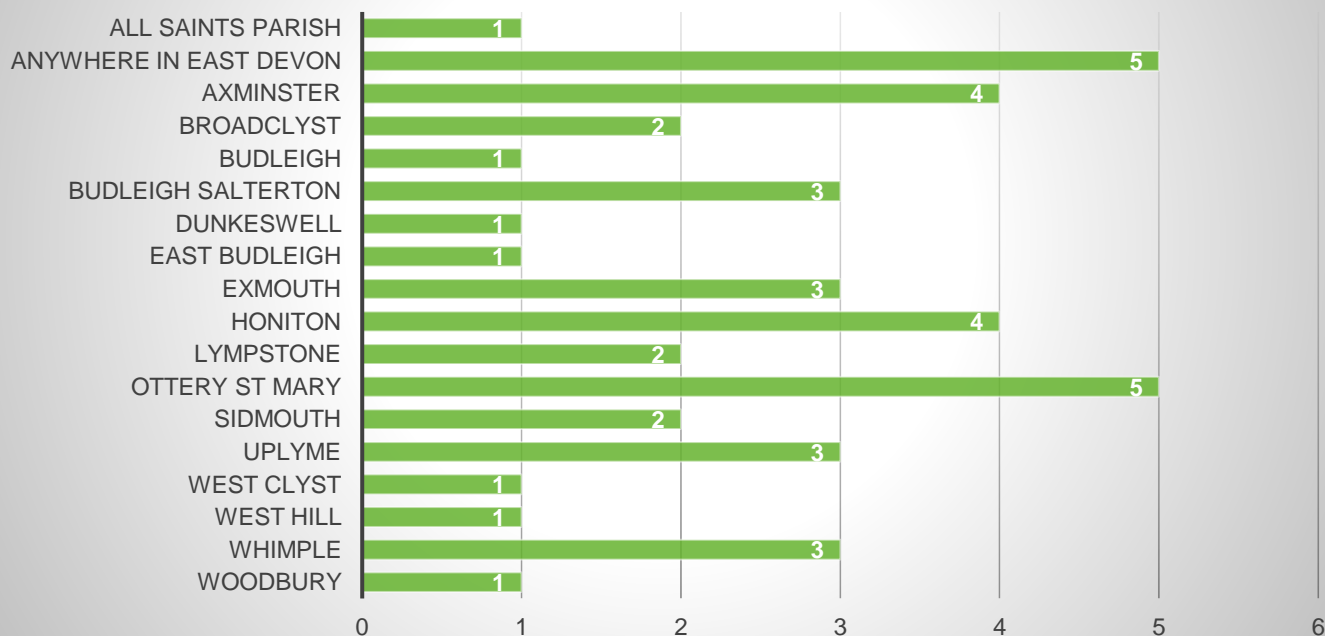


3) Are you on any other registers?

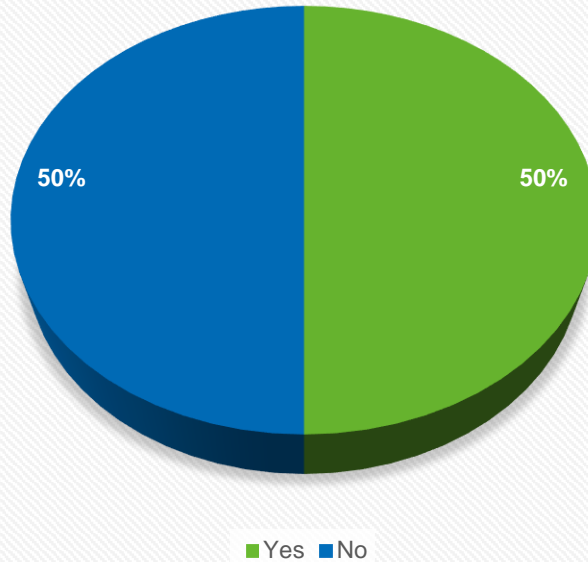


■ Yes ■ No

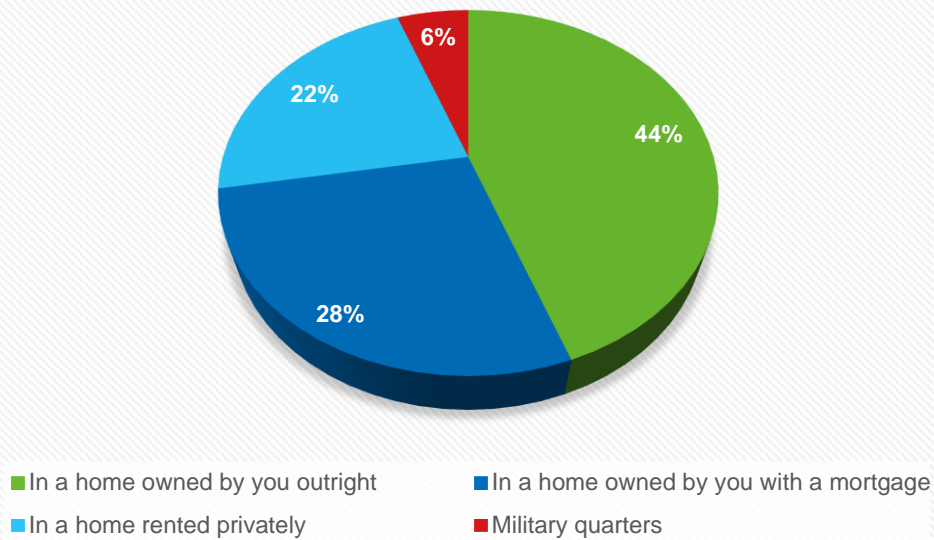
4) Where would you like to acquire a serviced plot?



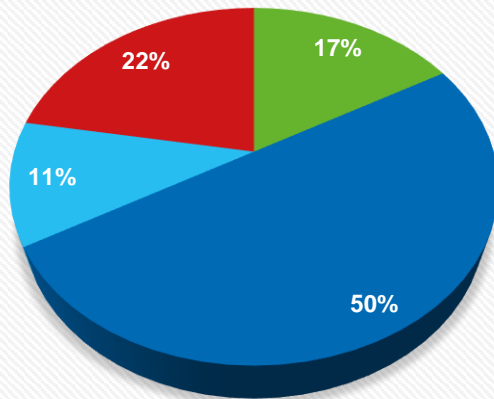
5) Do you have any existing link to the settlement(s) you're interested in?



6) What type of home do you currently live in?

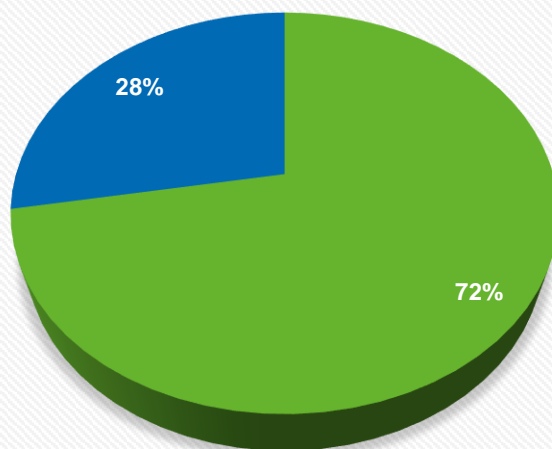


7) How many bedrooms would you like?



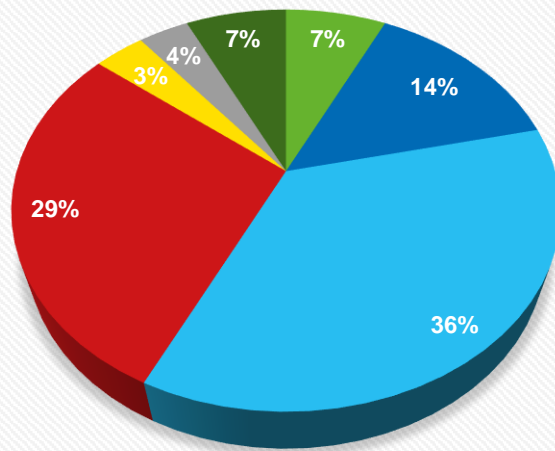
■ 2 bedrooms ■ 3 bedrooms ■ 3 or 4 bedrooms ■ 4 bedrooms

8) What type of home would you like to build?



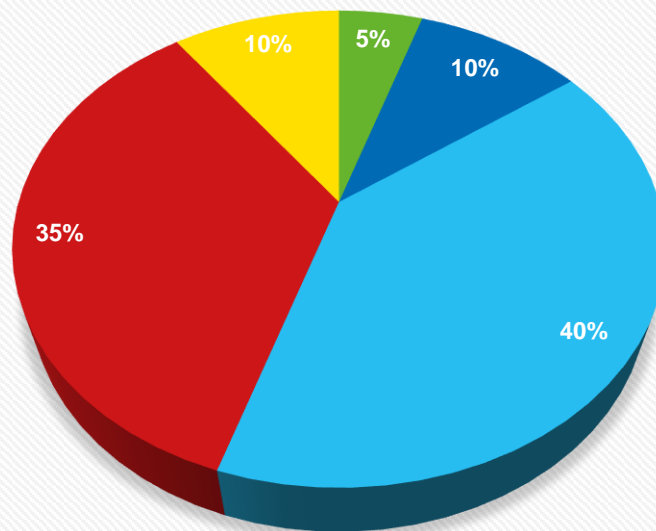
■ Detached ■ Bungalow

9) What size plot are you looking for?



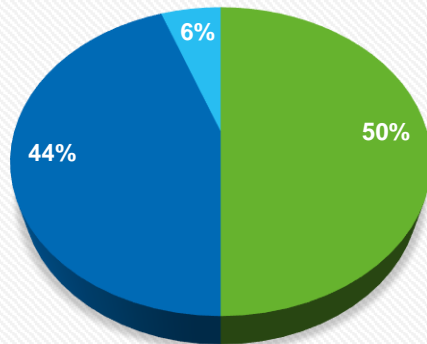
- 300m² or less
- 300m² - 500m²
- 500m² - 1000m²
- 1000m² - 4047m²
- 4047m² - 1 hectare
- More than 1 hectare
- Dependent on plot / Prefer not to say

10) What is your budget for acquiring a plot?



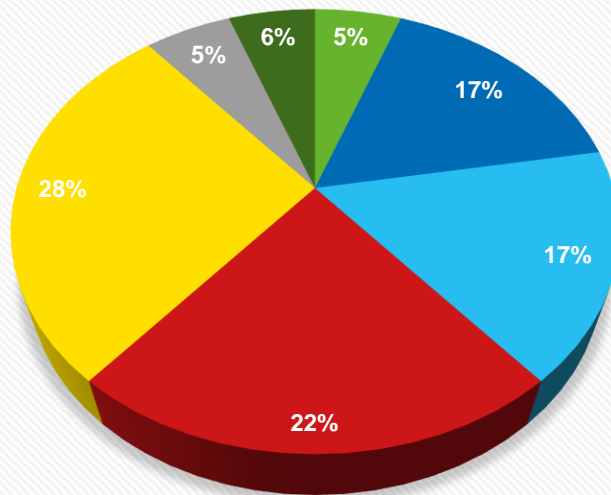
- £50K or less
- £51K - £100K
- £101K - £200K
- £201K - £300K
- Prefer not to say

11) How would you finance your house?



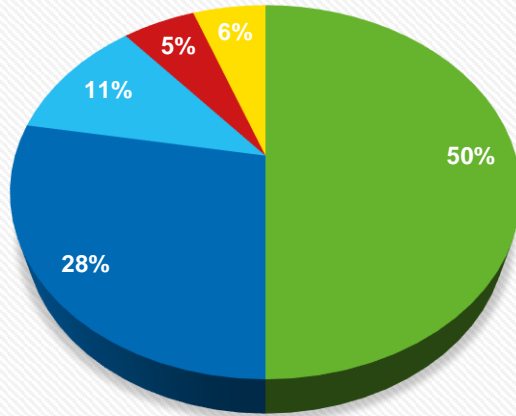
- Owned outright without a mortgage
- Owned by you with a mortgage
- Owned by you with a mortgage (equity release)

12) What is your budget for the house building project?



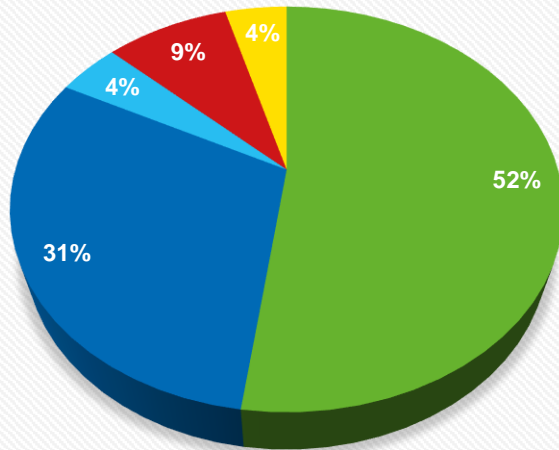
- £50K or less
- £201K - £300K
- £301K - £400K
- £401K - £500K
- £501K - £600K
- £601K - £700K
- Not yet determined

13) Are you interested in Self-build or Custom-build?



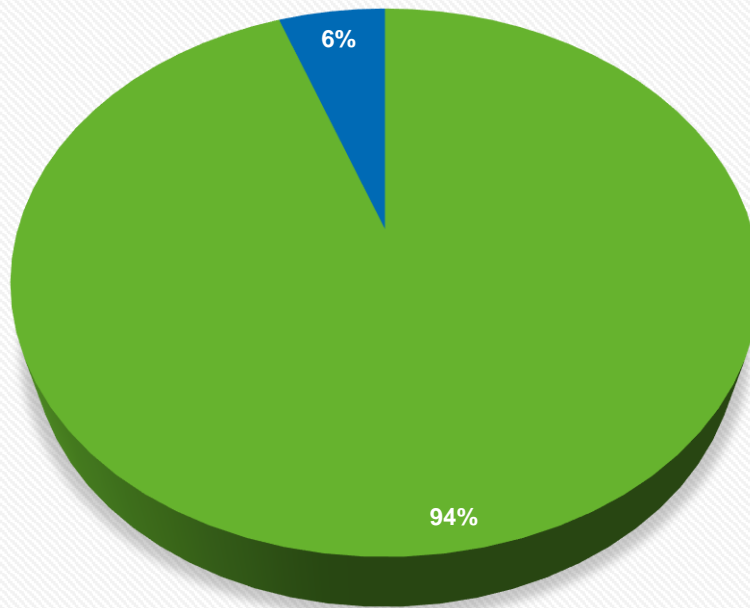
■ Self-build ■ Self or Custom-build ■ Custom-build ■ Self or Group self-build ■ Not yet decided

14) What is the timescale for when you'll be ready to build?



■ Within 1 year ■ Within 1 - 2 years ■ Within 2 - 3 years ■ Within 3 - 5 years ■ Within six years

15) What is your level of interest?



■ Very interested ■ Quite interested

