

## Planning policy monitoring report

# Self-build Demand and Supply

31/10/19 to 30/10/20



**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](mailto:planningpolicy@eastdevon.gov.uk)

[www.eastdevon.gov.uk](http://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](mailto:csc@eastdevon.gov.uk)

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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. The wording of this definition is from the 2015 (amended) Self-build [Act](#).

Government [guidance](#) on self-build advises that “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”.

**In this report the term self-build is used to describe both custom build and self-build.**

### **Private housebuilders, custom build and self-build**

Private homebuilders are private individuals or groups of people who commission the construction of their home from a builder, contractor or package company (this is known as ‘custom build’ housing), or in a limited number of cases, physically build the home on their own with or without the help of sub-contractors (this is known as ‘self build’ housing). (Definition from [Right to Build Toolkit Glossary](#)).

### **Serviced plot of land**

A plot of land that—

- (a) has access to a public highway and has connections for electricity, water and waste water, or
- (b) can be provided with those things in specified circumstances or within a specified period.

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

### **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Learn more about the [Community Infrastructure Levy](#). Definition taken from Planning Portal [Glossary](#).

## 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-build housing in order to meet this demand.
- 1.2 The East Devon register is divided into 2 parts and, generally, only those with a local connection (they work or have lived 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 31<sup>st</sup> of October until 30<sup>th</sup> of October in the following year.
- 1.3 We reviewed our arrangements for maintaining the register in February 2020 and decided to retain the local connection test, but not to impose a financial test or a registration fee<sup>1</sup>.
- 1.4 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 Council's residential monitoring figures.

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<sup>1</sup> See report to Strategic Planning Committee of 25<sup>th</sup> February 2020 at <https://democracy.eastdevon.gov.uk/documents/s8246/self%20build%20monitoring%20and%20reiew.pdf>

## 2 Demand

- 2.1 The East Devon self-build register was started on 30<sup>th</sup> March 2016. Demand is measured in 'base periods' that run from the start of the register until 30<sup>th</sup> October 2016 and then annually from 31<sup>st</sup> October until 30<sup>th</sup> October the following year. In East Devon the first base period ran from 30<sup>th</sup> March 2016 until 30<sup>th</sup> October 2016; the second base period was from 31<sup>st</sup> October 2016 to 30<sup>th</sup> October 2017; the third base period was from 31<sup>st</sup> October 2017 until 30<sup>th</sup> October 2018; the fourth base period was from 31<sup>st</sup> October 2018 until 30<sup>th</sup> October 2019 and the fifth base period from 31<sup>st</sup> October 2019 until 30<sup>th</sup> October 2020.
- 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 expired on 30<sup>th</sup> October 2019. The previous self-build monitoring report showed how this requirement was met<sup>2</sup>.
- 2.4 This monitoring report shows how we have met the demand for self-build plots for the second base period. The number of people on Part 1 of the register during the second base period was 40, with 3 on Part 2 of the register (making a total of 43). **This means that the Council needs to demonstrate that at least 40 plots suitable for self-build were permissioned between 31<sup>st</sup> October 2017 and 30<sup>th</sup> October 2020.**
- 2.5 The number of people on Part 1 of the register during the third base period was 9, with 9 on Part 2 (making a total of 18). This means that 9 plots suitable for self-build will need to be permissioned between 31<sup>st</sup> October 2018 and 30<sup>th</sup> October 2021.
- 2.6 The number of people on Part 1 of the register during the fourth base period (31/10/18 to 30/10/19) was 19, with 10 on Part 2 (making a total of 29). This means that 19 plots suitable for self-build will need to be permissioned between 31<sup>st</sup> October 2019 and 30<sup>th</sup> October 2022.
- 2.7 The number of people on Part 1 of the register during the fifth base period (31/10/19 to 30/10/20) was 13, with 10 on Part 2 (making a total of 23). This means that 13 plots suitable for self-build will need to be permissioned between 31<sup>st</sup> October 2020 and 30<sup>th</sup> October 2023.
- 2.8 In total for the first five base periods there are a total of 145 on the register, 113 on Part 1 and 32 on Part 2. Please note that there are currently 139 individuals on the register as some asked to be removed after the end of the base period in which they were added to the register.

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<sup>2</sup> See our 'Third' self-build monitoring report at <https://eastdevon.gov.uk/media/3719385/report-311018-to-301019.pdf>

### 3 Supply

- 3.1 The requirement to permission enough serviced plots that can potentially be used for self-build leaves some discretion for the Local Planning Authority to determine how much of its housing supply meets this definition.
- 3.2 The most likely sites to be purchased for self-build in East Devon at the current time are those with permissions for a single dwelling. It is possible for sites with permission for more than one dwelling to come forward as self-builds and we have some evidence of this happening from our monitoring of self-build exemptions from CIL. We hope to start securing permissions specifically for self-build through our Cranbrook Plan, which is currently at examination. This includes a policy that requires at least 4% of the expansion areas of this new town to be self-build. Through the review of our local plan (we are consulting on 'issues and options' until 15<sup>th</sup> March 2021) we will consider further ways in which we can encourage self-build. In addition, specific self-build policies are included in some neighbourhood plans<sup>3</sup>.
- 3.3 Appendix 1 sets out details of how our supply figures have been produced. 69 permissions for single dwellings granted between 31/10/2019 to 30/10/2020 are included in our supply figures as shown in Appendix 2.
- 3.4 Table 1 shows our demand and supply calculations for the first five base periods (please note that supply figures are only available for the first four years until 30/10/2020). It is clear that **sufficient permissions have been granted to meet the demand for the first four base periods**.
- 3.5 In addition to considering the number of permissions granted, we have also reviewed both the number of CIL exemptions granted and the number commenced (Table A of Appendix 1). This indicates that, in addition to a theoretical supply of self-build plots, real self-build projects are being undertaken in excess of the demand shown on our register.

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<sup>3</sup> See 'Do any neighborhood plans have policies about self-build?' at <https://eastdevon.gov.uk/planning/planning-policy/housing-issues/self-build-and-custom-build/self-build-frequently-asked-questions/>

**Table 1 Demand and Supply**

\* Please note that all references to individual years supply are for the period from 31<sup>st</sup> October in the first year until 30<sup>th</sup> October in the subsequent year, so the 2016 to 2017 supply is taken from 31/10/2016 until 30/10/2017, the 2017 to 2018 supply is taken from 31/10/2017 until 30/10/2018 and so on.

<b>Base Period</b>	<b>Demand</b>	<b>Supply (3 years from end of base period)</b>	<b>Residual supply to carry forward</b>
First base period (31/03/16 to 30/10/16)	<b>32</b>	80 (2016 to 2017 supply*) + 36 (2017 to 2018 supply*) + 114 (2018 to 2019 supply*) = <b>Total 230</b>  The demand for 32 plots is met entirely from the 2016 to 2017 supply of 80. The remainder of 48 plots from this time period is not carried forward because the supply to meet the second base period cannot start until the 31/10/2017. The residual supply total to carry forward to the second base period is therefore  36 + 114 = 150. (31/10/2016 to 30/10/2019)	36 + 114 = <b>150</b>
Second base period (31/10/16 to 30/10/17)	<b>40</b>	Residual of 150 + 69 (2019 to 2020 supply*) = <b>Total 219</b>  The demand for 40 plots is met by the 36 plots from the 2017 to 2018 supply and by 4 of the plots from the 2018 to 2019 supply. From the total supply of 220, 40 plots are subtracted to meet the second base period leaving a supply of 179 plots. None of the 179 plots predate the end of the third time period (30/10/2018) and can be carried forward to the supply for the third base period.  (31/10/17 to 30/10/2020)	179 (219 – 40)
Third base period 31/10/17 to 30/10/18	<b>9</b>	Residual of 179 + 31/10/2020 to 30/10/2021 supply  The demand for the 9 plots is met from the 180 residual plots carried forward. This means that the whole of the 31/10/20 to 30/10/21 supply (which is not yet determined) can be carried forward as a residual. None of the 110 remaining plots from the 2018 to 2019 supply can be carried forward because the supply to meet the fourth base period cannot start until the 31/10/2019. However, the whole of the 2019 to 2020 supply of 69 can be carried forward.  (31/10/18 to 30/10/21)	69 +  Whole 31/10/2020 to 30/10/2021 supply (to be determined)
Fourth base period 31/10/18 to 30/10/19	<b>19</b>	Residual of 69 + 31/10/2020 to 30/10/2022 supply  The demand for 19 plots is met from the 69 residual plots carried forward. This means that the whole of the 31/10/2020 to 30/10/21 supply (which is not yet determined) can be carried forward. None of the 50 remaining plots from the 2019 to 2020 supply can be carried forward because the supply to meet the fifth base period cannot start until 31/10/2020.	Whole of 31/10/2020 to 30/10/2021 supply (to be determined)
Fifth base period 31/10/19 to 30/10/20	<b>13</b>	Whole of 2020 to 2023* supply  (to be determined)	To be determined



## 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 things like 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 3 of this report for all those on the register at 30<sup>th</sup> October 2020, but 'highlights' of the data show that:
- 46% were between 46 and 65 years old at the time of their application;
  - 42% had applied to other self-build registers.
  - The majority of people currently live in East Devon (54%), with 40% living in Exeter and only 6% elsewhere;
  - The vast majority of people on the register are of 'working' age, with only 8% being over 65;
  - The three most popular locations for self-building were Sidmouth, Exmouth and Budleigh Salterton;
  - 23% currently rent privately, 12% live with family or friends, 1% are in military quarters and the remainder own their homes (37% with a mortgage and 26% owned outright);
  - The most popular number of bedrooms was three or four;
  - 65% wanted to build a detached house;
  - 42% had less than £100,000 to spend on a plot;

## Appendix 1 Self-build Supply Method

- i. The requirement to permission enough serviced plots that can potentially be used for self-build leaves some discretion for the Local Planning Authority to determine how much of its housing supply meets this definition.
- ii. The assessment of self-build supply is complicated because there is no specific use class for self-build; it falls within the [C3 use class](#) for dwelling houses. We have a duty to grant suitable permissions for serviced plots that could be developed for self-build housing, but there will be permissions that could be developed for self-build that are not actually self-built.
- iii. It is important to recognise that our duty is to permission plots to meet the numbers on Part 1 of the register: there is no requirement to provide plots specifically for the individuals or groups on our register. It is therefore possible to meet our legal requirements even if none of the people on the register have secured a self-build plot.
- iv. The approach we have taken when compiling the supply figures in this monitoring report is to include all single planning permissions, including replacement dwellings, conversions and agricultural workers dwellings. The inclusion of conversions and agricultural workers dwellings is supported by analysis of our self-build CIL exemptions (set out in Table A below). Since the commencement of CIL in 2016 until the end of the fifth base period on 30/10/2020 around 144 CIL exemptions have been given for self-build, including around 40 for replacement dwellings, 20 for conversions and 15 for agricultural workers dwellings. Of the 144 exemptions granted between 31/10/2016 and 30/10/2020, work had started on around 110 self-build dwellings. This compares with a legal requirement to permission enough serviced plots for 72 dwellings by 30/10/2020 to meet the demand shown on the register for the first two base periods. This helps to demonstrate that, in addition to providing sufficient opportunities for self-build through granting permissions for suitable plots, self-build dwellings were actually being delivered to in excess of the numbers required to meet our legal requirements.
- v. If any plots on larger development sites had been specifically reserved or allocated for self-build we would also have included these: it is hoped that such sites will form part of our self-build supply in future years when the Cranbrook expansion areas are built out and in other parts of East Devon where specific self-build permissions may be granted.
- vi. The approach taken is the same as that followed in our [third](#) monitoring report, which includes a justification in Appendix 1.

Table A Self-build CIL exemptions granted from 31/10/2016 to 30/10/2020

\* In the 'proposal' column, AD represents an agricultural workers dwelling, C a conversion, ND a new dwelling and RD a replacement dwelling.

\*\* Whilst efforts have been made to remove duplicate entries for the same plots, some 'double counting' may remain. Some applications appear more than once because they were for sites with permission for more than one dwelling and in these circumstances are not 'double counted'.

Application	Site Address	Proposal	Commenced	Granted
1 16/2290/FUL	Lower Chelson Farm, Salcombe Regis, Sidmouth, EX10 OPD	AD	29/11/2019	31/01/2017
2 16/1829/FUL	Park Farm, Membury, Axminster, EX13 7TB	AD	01/09/2017	25/08/2017
3 17/2896/FUL	Bear House, Sidbury, Sidmouth, EX10 OQR	AD	16/04/2018	21/03/2018
4 18/0520/FUL	Rydon Farm, Rydon Lane, Woodbury, Exeter, EX5 1LB	AD	18/01/2019	17/12/2018
5 18/1476/FUL	Ware View, Ottery St Mary, EX11 1PJ	AD	11/09/2019	09/01/2019
6 17/3060/FUL	Higher Coxes Farm, Weston, Sidmouth, EX10 OPG	AD	04/09/2020	17/01/2019
7 18/1278/FUL	Land East Of Upton Ley Farm, Payhembury, Honiton, EX14 3JF	AD	30/01/2019	24/01/2019
8 18/2400/FUL	Broadhayes Farm, Stockland, Honiton, EX14 9EL	AD	08/06/2019	07/06/2019
9 19/0003/RES	Land At Studhayes Farm, Kilmington, Axminster, EX13 7DR	AD		07/06/2019
10 19/0055/RES	Land Adjacent Glebe Farmhouse, Harp Lane, Aylesbeare, Exeter, EX5 2FJ	AD	14/02/2020	18/06/2019
11 18/2668/FUL	Land At Tarrants Farm, Payhembury, Honiton, EX14 3HJ	AD	19/10/2020	20/07/2019
12 19/0331/VAR	Edge Farm Stables, Branscombe, Seaton, EX12 3BL	AD	29/04/2019	20/08/2019
13 19/0484/FUL	Shepherds Hill, Wiggaton, Ottery St Mary, EX11 1PY	AD	16/09/2019	21/08/2019
14 20/0258/FUL	Land To The West Of Higher Hares Farm, Yarcombe, Honiton, EX14 9AZ	AD	26/08/2020	21/05/2020
15 16/2701/FUL	Higher Wadhayes Farm, Combe Raleigh, Honiton, EX14 4SG	AD	17/04/2017	27/01/2017
1 16/1998/FUL	7 West Hill Lane, Budleigh Salterton, EX9 6AA	C	13/07/2018	01/12/2017
2 17/2932/PDQ	Tale House Farm, Payhembury, Honiton, EX14 3HJ	C	05/03/2018	02/03/2018
3 17/2466/FUL	Barn To The South West Of Windsor Farm, Luppitt, Honiton, EX14 4SY	C	20/08/2018	16/07/2018
4 18/2176/FUL	Shoots Barn, Shoots Barn Cross, Colestocks. EX14 3JR	C	07/01/2019	05/12/2018
5 18/2099/PDQ	Barn 2, Land At Higher Tale, Payhembury	C		07/02/2019
6 17/2749/FUL	British Telecom Telephone Repeater Station, Whimble	C	21/03/2019	06/03/2019
7 18/2739/FUL	Axminster Methodist Church , Lyme Road, Axminster, EX13 5AZ	C	17/10/2019	19/06/2019
8 18/0702/FUL	Ottervale Products , Perriams Place, Budleigh Salterton, EX9 6LY	C	05/08/2019	28/06/2019
9 18/1444/FUL	Westwater Barn, Land North Of Westwater, Westwater, Axminster	C	20/09/2019	31/07/2019
10 18/2825/PDQ	Hen Barn Near Danes Mill Copse, Plymtree, Cullompton	C	23/09/2019	12/08/2019
11 19/0604/VAR	3 Westfield Close, Budleigh Salterton, EX9 6ST	C	30/03/2020	22/09/2019
12 19/1053/FUL	Gooselands (Barn B), Tarrants Farm Cottage, Payhembury, Honiton, EX14 3HJ The Artist View, (Former Hen Barn), Nr Dane Mill Copse, Payhembury, Honiton, EX14 3JA	C	02/03/2020	04/11/2019
13 19/2573/FUL	3JA	C	10/02/2020	04/02/2020
14 19/0154/FUL	7 West Hill Lane, Budleigh Salterton, EX9 6AA	C	21/02/2020	12/02/2020
15 19/1638/FUL	Garages 1 - 7, Raddenstile Lane, Exmouth	C	29/10/2020	18/05/2020
16 19/2563/FUL	Myrtle Farm, Fore Street, Sidbury, Sidmouth, EX10 ORS	C		27/05/2020
17 20/0622/FUL	Willowhayes, Dulford, Cullompton, EX15 2DF	C	20/06/2020	12/06/2020
18 20/0991/PDQ	Crockernhayes, Whimble, Exeter, EX5 2PZ	C	21/09/2020	23/07/2020
19 19/1732/FUL	Barn West Of Higher Bruckland Farm, Musbury, Axminster, EX13 8SU	C	03/08/2020	28/07/2020
20 19/2267/FUL	Dennis Cottage, Dennis Farm, Kerswell, Cullompton, EX15 2ES	C	07/08/2020	05/08/2020
21 18/2537/FUL	Blacksmiths Arms, Plymtree, Cullompton, EX15 2JU	C		13/10/2020
22 20/2121/FUL	Apple Tree Farm, Broadhembury, Honiton, EX14 3JZ	C	21/11/2020	18/11/2020
1 16/1894/FUL	16 Portland Avenue, Exmouth, EX8 2BS	ND	10/02/2017	10/11/2016
2 16/1688/FUL	1 Hillside (land Adjoining), Burrow, Newton Poppleford, Sidmouth, EX10 OBR	ND	01/04/2019	11/11/2016
3 16/2524/FUL	Land At The Rectory, Burgmanns Hill, Lympstone, Exmouth, EX8 5HP	ND	14/03/2017	08/03/2017
4 16/2726/FUL	Land Adjacent West Holme, London Road, Rockbeare	ND	31/03/2017	16/03/2017
5 17/0006/FUL	Shepherds Cottage, Bendarroch Road, West Hill, Ottery St Mary, EX11 1UW	ND		24/03/2017
6 16/3059/FUL	Glenmore, Barline, Beer, Seaton, EX12 3LW	ND	13/05/2019	27/03/2017
7 17/0198/FUL	Land North Of Ebford Lane, Ebford	ND	02/07/2018	04/04/2017
8 17/0058/FUL	Land To Rear Of Jasmine Cottage , 4 Maer Lane, Exmouth, EX8 2DD	ND	30/05/2017	20/04/2017
9 17/0645/FUL	11A Drakes Avenue, Exmouth, EX8 4AB Land Rear Of Nesta , (Now known as Herbie House) , Lyme Road, Axminster,	ND	14/08/2017	24/05/2017
10 16/3046/FUL	EX13 5BQ	ND	18/09/2017	14/06/2017
11 17/0936/FUL	The Oaks, Brook Close, Two Bridges Road, Sidford, Sidmouth, EX10 9PN	ND	23/04/2018	09/08/2017
12 17/1452/FUL	Glen-Roy, Westwood Way, Seaton, EX12 2DH	ND	13/03/2018	30/10/2017

13	17/2029/FUL	23 St Johns Road, Exmouth, EX8 4BY Land Adjacent 17 Glebelands, Glebelands,	ND	09/04/2018	27/11/2017
14	16/3156828	Uplyme	ND		27/11/2017
15	17/0502/FUL	Land Adjacent Huxham View, Church Hill, Pinhoe, Exeter	ND	20/12/2017	15/12/2017
16	17/2199/FUL	Land To The East Of Thorne Farm, Cadhay Lane, Ottery St Mary, EX11 1QZ	ND		20/12/2017
17	17/1941/FUL	Land To Rear Of 54 Douglas Avenue, Exmouth, EX8 2HE	ND	16/11/2020	17/04/2018
18	17/2508/RES	Quarry Spring Cottage, Lime Kiln Lane, Uplyme, Lyme Regis, DT7 3XG	ND	28/04/2018	27/04/2018
19	17/3050/RES	Land Between The Star And Shenne, West Hill Road, West Hill	ND		05/06/2018
20	18/0086/RES	Castlewood Farm, Musbury, Axminster, EX13 8SS	ND	27/06/2018	26/06/2018
21	18/0954/FUL	Land At The Rear Of, Pynes Close, East Budleigh	ND	08/10/2018	30/07/2018
22	18/1186/FUL	Land Adjacent 4 Marlborough Close, Musbury, Axminster, EX13 8AP	ND	10/08/2018	03/08/2018
23	18/0682/FUL	Summerdale, Barrow Road, Payhembury, Honiton, EX14 3HX	ND	03/09/2018	03/08/2018
24	18/1395/RES	Quarry Spring Cottage, Lime Kiln Lane, Uplyme, Lyme Regis, DT7 3XG	ND	20/08/2018	10/08/2018
25	18/1686/RES	60 Douglas Avenue, Exmouth, EX8 2HF	ND	22/10/2018	05/09/2018
26	18/0988/FUL	10 Cyprus Road, Exmouth, EX8 2DZ	ND	10/10/2018	03/10/2018
27	18/1656/FUL	Badgers Rest, East Hill, Sidmouth, EX10 0LR	ND	13/10/2018	12/10/2018
28	18/1911/FUL	190 Withycombe Village Road, Exmouth, EX8 3BD	ND		08/11/2018
29	18/1867/FUL	Combe Hayes (formerly Sintrendel), Combe Raleigh, Honiton, EX14 4SG	ND	18/02/2019	20/11/2018
30	18/1948/FUL	Land Adjacent 33, Eyewell Green, Seaton	ND	01/02/2019	12/12/2018
31	17/2354/FUL	Clooneen, Southbrook Lane, Cranbrook, Exeter, EX5 2PG	ND	12/02/2019	28/01/2019
32	19/0087/FUL	Barn 2, Land At Higher Tale, Payhembury, EX14 3HJ	ND	15/04/2019	27/03/2019
33	18/1719/FUL	Ivy Cottage, Underhill, Lympstone, Exmouth, EX8 5HQ	ND		30/04/2019
34	18/2606/FUL	Land At Northern Hill, Sidford	ND	10/06/2019	04/06/2019
35	19/0479/FUL	Land Adjacent To Whimple House Cottage, Church Road, Whimple, Exeter, EX5 2SZ	ND		17/06/2019
36	18/2621/FUL	21 Malden Road, Sidmouth, EX10 9LX	ND	01/07/2019	18/06/2019
37	17/1413/FUL	West Hayes, West Hill Road, West Hill, Ottery St Mary, EX11 1UZ	ND	01/08/2019	23/07/2019
38	19/1106/RES	Coombe Orchard , Coombefield Lane, Axminster, EX13 5LR	ND	09/08/2019	06/08/2019
39	19/0592/VAR	Land On The West Side Of, Exmouth Road (Longmeadow Road), Lympstone	ND	02/09/2019	13/08/2019
40	18/2538/FUL	Land Adjacent, 1 Rougemont Terrace, Musbury Road, Axminster, EX13 5JP	ND		14/08/2019
41	19/1090/FUL	10 Green Close, Exmouth, EX8 3QD	ND	07/09/2019	15/08/2019
42	19/0958/FUL	Land Adjacent To 157 St Johns Road, Exmouth	ND		18/09/2019
43	19/0671/RES	Land Adjacent Turbury Farm, Dunkeswell, Honiton, EX14 4QN	ND	01/10/2019	19/09/2019
44	18/1083/FUL	10 St Andrews Drive, Axminster, EX13 5HQ	ND	27/09/2019	24/09/2019
45	19/1447/FUL	1 The Broadway, Exmouth, EX8 2NW	ND	15/10/2019	10/10/2019
46	19/0816/RES	Land Rear Of 9 Seafiel Avenue, Exmouth, EX8 3NJ	ND	18/11/2019	15/10/2019
47	19/0394/FUL	Aquarius, Plymtree, Cullompton, EX15 2JS	ND	03/12/2019	05/11/2019
48	19/1462/FUL	Three Tree Barn, Farringdon, Exeter, EX5 2LB	ND	23/11/2019	12/11/2019
49	19/0069/FUL	Arborfield, West Hill Road, West Hill, Ottery St Mary, EX11 1UZ	ND		18/12/2019
50	19/1532/FUL	Park Barn, Land East Of Honeysuckle Thatch, Talaton	ND	23/12/2019	20/12/2019
51	19/1341/FUL	Borough House, Swan Hill Road, Colyford, Colyton, EX24 6QQ	ND	20/01/2020	20/12/2019
52	19/2347/FUL	Coombe Orchard , Coombefield Lane, Axminster, EX13 5LR	ND	28/01/2020	24/01/2020
53	19/2404/FUL	Derrychrier , Salcombe Hill Road, Sidmouth, EX10 8JR	ND	14/04/2020	14/02/2020
54	19/2587/FUL	Blue Skies, 10 Vales Road, Budleigh Salterton, EX9 6HS	ND	01/09/2020	05/03/2020
55	19/2256/FUL	Land Adjacent 17 Glebelands, Glebelands, Uplyme	ND	14/04/2020	08/04/2020
56	17/2358/FUL	8 Drakes Avenue, Exmouth, EX8 4AB	ND	27/04/2020	23/04/2020
57	19/1188/FUL	11 Drakes Avenue, Exmouth, EX8 4AB	ND		05/06/2020
58	20/0209/FUL	10 Ellwood Road, Exmouth, EX8 4LE	ND		11/06/2020
59	20/0205/RES	The Ness, Globe Hill, Woodbury, Exeter, EX5 1JR	ND		11/06/2020
60	19/1525/FUL	Pendor, Exmouth Road, Colaton Raleigh, Sidmouth, EX10 0HJ	ND		28/07/2020
61	19/2580/FUL	Land Adjacent 1 The Broadway, Exmouth, EX8 2NW	ND	31/07/2020	30/07/2020
62	19/2467/FUL	High Dunscomb, Dunkeswell, Honiton, EX14 4QQ	ND	01/10/2020	04/09/2020
63	20/0856/FUL	The Laurels, Church Road, Whimple, Exeter, EX5 2SY	ND	26/09/2020	23/09/2020
64	20/1712/FUL	Land Adjacent Dell Cottage, Lime Kiln Lane, Uplyme, Lyme Regis, DT7 3XG	ND		13/11/2020
1	16/1858/FUL	Swallow Bungalow, Plymtree, Cullompton, EX15 2JW	RD		20/12/2016
2	16/2126/FUL	East Lodge, Courtlands Lane, Exmouth, EX8 3NZ	RD	06/02/2017	31/01/2017
3	16/2940/FUL	Crosstrees, Rhode Lane, Uplyme, Lyme Regis, DT7 3TX	RD	18/06/2019	13/03/2017
4	17/0026/FUL	Roweda, Pound Lane, Uplyme, Lyme Regis, DT7 3TT	RD	04/04/2018	03/04/2017
5	16/2794/FUL	Green Banks, West Hill Road, West Hill, Ottery St Mary, EX11 1TU	RD	01/06/2017	07/04/2017
6	16/2762/FUL	Bracken, Blackpool Corner, Axminster, EX13 5UG	RD		12/04/2017
7	16/2531/FUL	Sunset Cottage, East Hill, Sidmouth, EX10 0LR Sirosis (Now Named Knapp House),	RD	11/03/2019	05/05/2017
8	16/3047/FUL	Barline,	RD	12/06/2017	31/05/2017

		Beer, Seaton, EX12 3LW			
9	17/0415/FUL	Shiles Farm Bungalow, Axminster, EX13 5SE	RD		11/08/2017
10	17/1569/FUL	Little Fields, Luppitt, Honiton, EX14 4SX	RD	01/10/2017	29/08/2017
11	17/1249/FUL	Atlantis, Sowden Lane, Exmouth, EX8 5AD	RD	13/11/2017	05/10/2017
12	17/1626/FUL	Foye, River Front, Exton, Exeter, EX3 OPR	RD	13/01/2020	01/11/2017
13	17/2614/FUL	Greenslades, River Front, Exton, Exeter, EX3 OPR	RD		16/01/2018
14	17/0131/FUL	Rosedale, Sidmouth Road, Farringdon, Exeter, EX5 2JX	RD		10/02/2018
15	16/1659/FUL	87 Sidford High Street, Sidford, Sidmouth, EX10 9SA	RD		12/04/2018
16	17/3050/RES	Land Between The Star And Shenne, West Hill Road, West Hill	RD		05/06/2018
17	17/2170/FUL	Saxons, Cotleigh, Honiton, EX14 9JD	RD		08/06/2018
18	18/0155/FUL	Sunnycote, Greenhill Avenue, Lypstone, Exmouth, EX8 5HW	RD	05/11/2018	01/08/2018
19	18/1258/FUL	Pacehayne, Woodhouse Hill, Uplyme, Lyme Regis, DT7 3SL	RD	01/10/2018	07/08/2018
20	18/1006/FUL	Bracken, Greendown, Axminster, EX13 7TD	RD	23/04/2019	08/08/2018
21	18/1902/FUL	Bowditch Farm Lodge, Membury	RD	13/05/2019	05/10/2018
22	18/0826/FUL	Oakfield, Oil Mill Lane, Clyst St Mary, Exeter, EX5 1AG	RD		16/01/2019
23	18/2612/FUL	Moon River, Green Lane, Exton, Exeter, EX3 OPW	RD	04/03/2019	15/02/2019
24	18/0903/FUL	Blue Haze, Church Path Terrace, Lypstone, Exmouth, EX8 5HJ	RD	07/10/2019	04/03/2019
25	18/2035/FUL	1 Elm Orchard, Axmouth, Seaton, EX12 4AH	RD	10/06/2019	27/03/2019
26	18/2782/FUL	The Cabin, Poltimore Farm, Farway, Colyton, EX24 6EJ	RD	22/07/2019	28/05/2019
27	18/1791/FUL	Thornhill , Griggs Lane, Sidmouth, EX10 9QF	RD	03/07/2019	01/07/2019
28	18/0346/FUL	Dunscombe Barn, Salcombe Regis, Sidmouth, EX10 OPN	RD		14/08/2019
29	19/1149/FUL	1 Sowton Village, Sowton, Exeter, EX5 2AD	RD	20/09/2019	16/08/2019
30	19/0475/FUL	Hedgerow, Green Lane, Exton, Exeter, EX3 OPW	RD	06/07/2020	30/08/2019
31	19/1294/FUL	11A Knowle Road, Budleigh Salterton, EX9 6AR	RD	10/09/2019	09/09/2019
32	19/0758/FUL	Lloret, Old Rydon Lane, Exeter, EX2 7JW	RD		12/10/2019
33	19/0929/FUL	The Birches, Lower Broad Oak Road, West Hill, Ottery St Mary, EX11 1XH	RD	01/03/2020	19/10/2019
34	19/2519/FUL	East Marches, Launchycroft, Lyme Regis, DT7 3NF	RD	13/07/2020	23/01/2020
35	19/2077/FUL	Radway Croft , Radway, Sidmouth, EX10 8TW	RD	05/11/2020	02/03/2020
36	19/2806/FUL	Chace Haven, Rhode Lane, Uplyme, Lyme Regis, DT7 3TX	RD	25/08/2020	29/04/2020
37	19/2824/FUL	Beech Field, Yawl Hill Lane, Uplyme, Lyme Regis, DT7 3RW	RD	11/05/2020	04/05/2020
38	19/0418/FUL	Mill Cross, Station Road, Exton, Exeter, EX3 OPS	RD	23/06/2020	05/05/2020
39	20/0068/FUL	Milton Lodge, Brampford Speke, Exeter, EX5 5HG	RD	01/06/2020	21/05/2020
40	19/2624/FUL	Middlecott Farm, Blackborough, Cullompton, EX15 2HE	RD		12/06/2020
41	20/0579/FUL	Sunnyside, Pound Lane, Uplyme, Lyme Regis, DT7 3TT	RD	16/07/2020	10/07/2020
42	19/2803/FUL	North Cottage, Aylesbeare, Exeter, EX5 2DB	RD		29/09/2020
43	20/0711/FUL	Hillhead Orchard , Hillhead, Colyton, EX24 6NJ	RD		01/10/2020

## Appendix 2 Details of 30/10/19 to 31/10/20 supply

The supply is shown in three separate tables to differentiate permissions into new residential sites, conversions and replacement dwellings. All permissions are for single dwellings.

Table B New builds

	Reference	Address	Date	Description
1	19/1970/OUT	Meadowside Broadway Woodbury Exeter EX5 1NR	01/11/2019	Outline application for the construction of dwelling seeking consent for access (all other matters reserved)
2	19/2256/FUL	Land Adjacent 17 Glebelands Glebelands Uplyme	03/12/2019	Construction of detached dwelling.
3	19/2549/FUL	84 Ashleigh Road Exmouth EX8 2JZ	03/01/2020	Proposed dwelling
4	19/1687/FUL	Land Adjacent Dell Cottage Lime Kiln Lane Uplyme Lyme Regis DT7 3XG	06/02/2020	Construction of a four bedroom dwelling and formation of parking/landscaping.
5	19/2587/FUL	Blue Skies 10 Vales Road Budleigh Salterton EX9 6HS	13/02/2020	Construction of detached dwelling
6	19/2131/FUL	1 East Budleigh Road Budleigh Salterton EX9 6HE	18/02/2020	Construction of new dwelling house and detached double garage in curtilage of existing house plus new porch and detached double garage for existing house and associated siteworks.
7	19/1968/FUL	Land South West Of Knapp Farm Dulford	13/03/2020	Erection of a second permanent rural worker's dwelling
8	20/0197/OUT	20 Cranford Avenue Exmouth EX8 2HU	16/03/2020	Construction of dwelling (outline application seeking approval for access, with matters of appearance, layout, scale and landscaping reserved)
9	20/0209/FUL	10 Ellwood Road Exmouth EX8 4LE	17/03/2020	Demolition of garage and construction of dwelling
10	20/0254/OUT	Land Rear Of Hillbrae Maer Lane Exmouth EX8 2DE	02/04/2020	Outline application with all matters reserved for the construction of a detached dwelling.
11	20/0258/FUL	Land To The West Of Higher Hares Farm Yarcombe Honiton EX14 9AZ	20/04/2020	Erection of an agricultural worker's dwelling, veranda and associated hardstandings
12	19/2809/FUL	2 Merrion Avenue Exmouth EX8 2HX	06/05/2020	Construction of detached dwelling
13	20/0260/FUL	Tower View Farm Combe Raleigh Honiton EX14 4TN	07/05/2020	Construction of permanent agricultural worker's dwelling.
14	19/2676/OUT	1 Heath Cottages Broadclyst Exeter EX5 3GZ	11/06/2020	Outline application seeking approval of access for the construction of a detached dwelling (matters of appearance, landscaping, layout and scale reserved)
15	20/0810/FUL	Sunny Slope Bicton Villas Exmouth EX8 1JW	17/06/2020	Construction of detached dwelling
16	20/0881/OUT	Candys Burgmanns Hill Lympstone Exmouth EX8 5HP	03/07/2020	Outline application for the construction of 1 no. residential dwelling with all matters reserved
17	19/2467/FUL	High Duns cott Dunkeswell Honiton EX14 4QQ	15/07/2020	Erection of new detached dwelling house in place of approved detached annexe

	Reference	Address	Date	Description
18	19/2580/FUL	Land Adjacent 1 The Broadway Exmouth EX8 2NW	16/07/2020	Proposed new dwelling, new access onto highway, cycle storage and 2.1m high boundary fence
19	19/2834/OUT	Hasta La Vista Windmill Lane West Hill Ottery St Mary EX11 1JP	29/07/2020	Outline application for the construction of a single dwelling house with all matters reserved
20	20/1295/OUT	19 George Street Honiton EX14 1NJ	09/09/2020	Outline consent sought for a detached dwelling (all matters reserved except for access)
21	20/0451/FUL	Shermans Farm Gittisham Honiton EX14 3AU	22/09/2020	Construction of permanent agricultural worker's dwelling with parking and associated development
22	20/1712/FUL	Land Adjacent Dell Cottage Lime Kiln Lane Uplyme Lyme Regis DT7 3XG	20/10/2020	Construction of a four bedroom dwelling and formation of parking/landscaping.

Table C Replacement Dwellings

	Reference	Address	Date	Description
1	19/0418/FUL	Mill Cross Station Road Exton Exeter EX3 0PS	05/11/2019	Proposed replacement dwelling
2	19/2111/FUL	Hill View Green Lane Axminster EX13 5TD	27/11/2019	Proposed demolition of existing dwelling and replacement with a three-bed chalet bungalow and detached double garage.
3	19/2077/FUL	Radway Croft Radway Sidmouth EX10 8TW	04/12/2019	Proposed replacement dwelling and garage
4	19/2519/FUL	East Marches Launchycroft Lyme Regis DT7 3NF	19/12/2019	Demolition of existing dwelling and construction of replacement house (including balcony)
5	19/2404/FUL	Derrychrier Salcombe Hill Road Sidmouth EX10 8JR	06/01/2020	Erection of a new, 4 bedroom detached dwelling with detached garage in replacement of the existing dwelling and garage.
6	19/2371/FUL	Fire Beacon Cottage East Hill Sidmouth EX10 0LR	22/01/2020	Demolition of dwelling, garages and stables and construction of replacement dwelling and stables and associated landscape works
7	19/2624/FUL	Middlecott Farm Blackborough Cullompton EX15 2HE	31/01/2020	Proposed demolition of existing dwelling and erection of replacement detached house
8	19/2806/FUL	Chace Haven Rhode Lane Uplyme Lyme Regis DT7 3TX	11/02/2020	Construction of new 5 bedroom detached dwelling with integral garage in replacement of the existing dwelling and garage
9	19/1801/FUL	Highcliffe Bungalow Sowden Lane Lypstone Exmouth EX8 5HB	13/02/2020	Demolition of Highcliffe Bungalow and Highcliffe Mews, and construction of one replacement dwelling
10	20/0171/FUL	Otter Bungalow Back Lane Newton Popleford Sidmouth EX10 0EY	21/02/2020	Demolition of existing bungalow and construction of two storey house
11	19/2551/FUL	Store Building Station Road Budleigh Salterton	04/03/2020	Demolition of existing building and replacement with a new chalet style dwelling with amenity space and off street parking
12	19/2824/FUL	Beech Field Yawl Hill Lane Uplyme Lyme Regis DT7 3RW	20/04/2020	Demolition of existing dwelling and construction of replacement dwelling and garage.

	Reference	Address	Date	Description
13	19/2803/FUL	North Cottage Aylesbeare Exeter EX5 2DB	22/04/2020	Demolition of existing cottage and construction of a new bungalow style dwelling with associated car port, garage workshop and storage out buildings
14	20/0799/FUL	Weavers Cottage Mill Lane Uplyme Lyme Regis DT7 3TZ	02/06/2020	Proposed replacement dwelling
15	20/0683/FUL	Hamacre Lyme Road Uplyme Lyme Regis DT7 3XA	15/06/2020	To demolish existing dwelling and replace with a new bungalow.
16	20/0579/FUL	Sunnyside Pound Lane Uplyme Lyme Regis DT7 3TT	24/06/2020	Demolition of existing house and erection of new dwelling house with integral garage and new driveway and associated siteworks
17	20/0698/FUL	Beeches Trinity Hill Road Axminster EX13 5SL	30/06/2020	Newbuild replacement dwelling.
18	20/0711/FUL	Hillhead Orchard Hillhead Colyton EX24 6NJ	30/06/2020	Replacement new four bedroom dwelling on site of existing bungalow.
19	20/0519/FUL	Owl House Dunkeswell Honiton EX14 4QQ	28/07/2020	Erection of a replacement dwelling
20	20/1153/FUL	Sea Holly House Barline Beer Seaton EX12 3LR	28/07/2020	Demolition of existing dwelling and construction of replacement dwelling
21	19/1523/FUL	Devon Banks West Hill Road West Hill Ottery St Mary EX11 1UZ	30/07/2020	Replacement dwelling
22	20/0010/FUL	Beechwood Farm Sidbury Sidmouth EX10 0QG	13/08/2020	Demolition of existing dwelling and construction of replacement dwelling and garage together with associated external works and change of use of land from agricultural to residential curtilage
23	20/1087/FUL	Lloret Old Rydon Lane Exeter EX2 7JW	13/08/2020	Demolition of bungalow, and erection of two storey dwelling
24	20/1099/FUL	St Michaels Littlemead Lane Exmouth EX8 3BU	27/08/2020	Proposed replacement dwelling
25	20/1113/FUL	Chadstone Rousdon Lyme Regis DT7 3XP	02/09/2020	Demolition of existing dwelling and construction of replacement dwelling
26	20/1189/FUL	Brambledown Shute Axminster EX13 7QF	08/09/2020	Proposed demolition of existing dwelling and replacement with new three bed dwelling.
27	20/1792/FUL	Japonica Kingsdon Colyton EX24 6EZ	16/10/2020	Replacement dwelling.

Table D Single Conversions

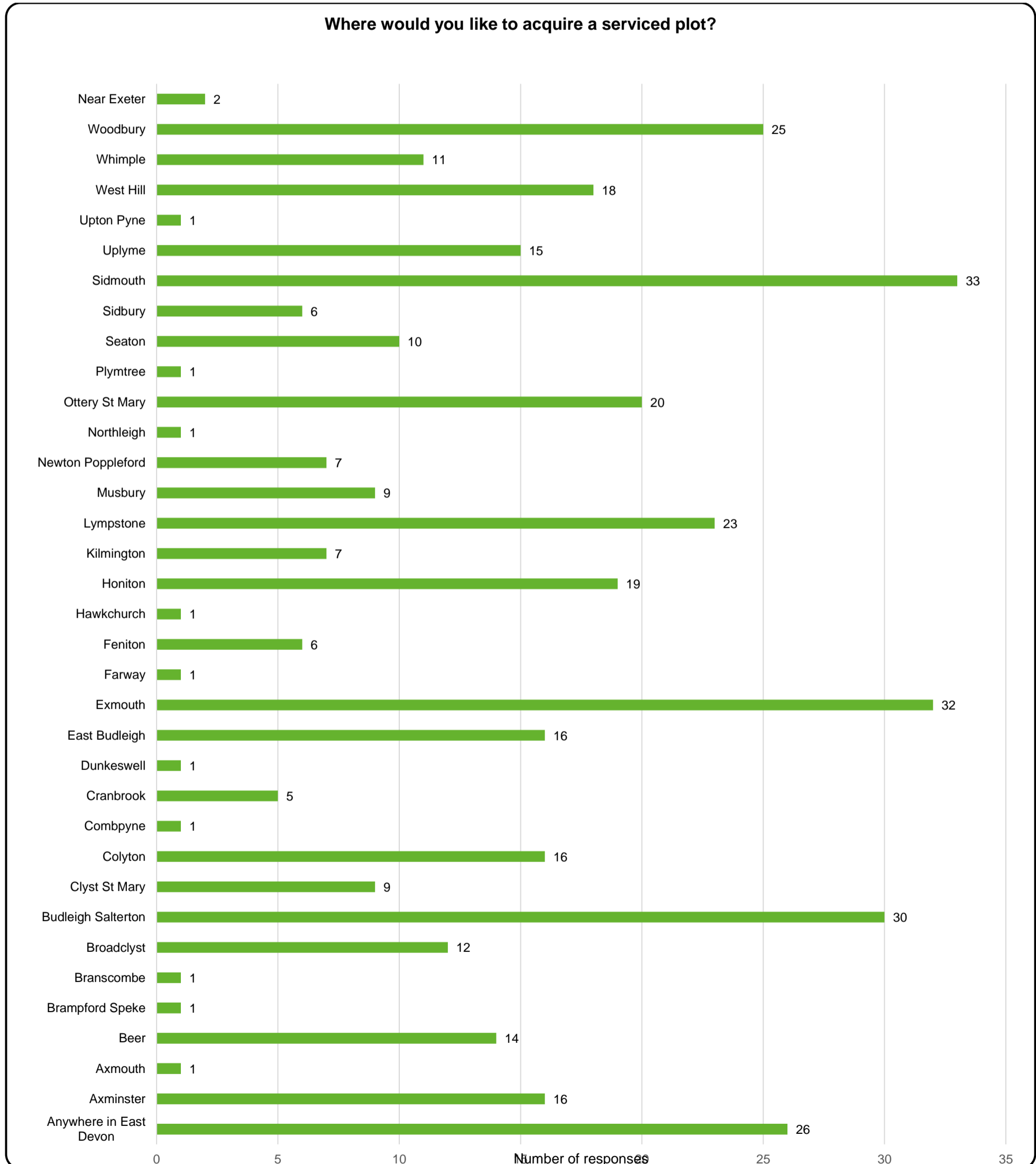
	Reference	Address	Date granted	Description
1	19/2088/FUL	3 High Street Budleigh Salterton EX9 6LD	26/11/2019	Conversion of the rear part of the shop to form a one-bedroom dwelling, including new windows and a rooflight
2	19/1834/FUL	Ottery St Mary Childrens Centre Tip Hill Ottery St Mary EX11 1BE	28/11/2019	Change of use to a two bedroom dwelling, removal of canopy and ramps, creation of parking and garden
3	19/2267/FUL	Dennis Cottage Dennis Farm Kerswell Cullompton EX15 2ES	15/01/2020	Conversion of a barn to one dwelling

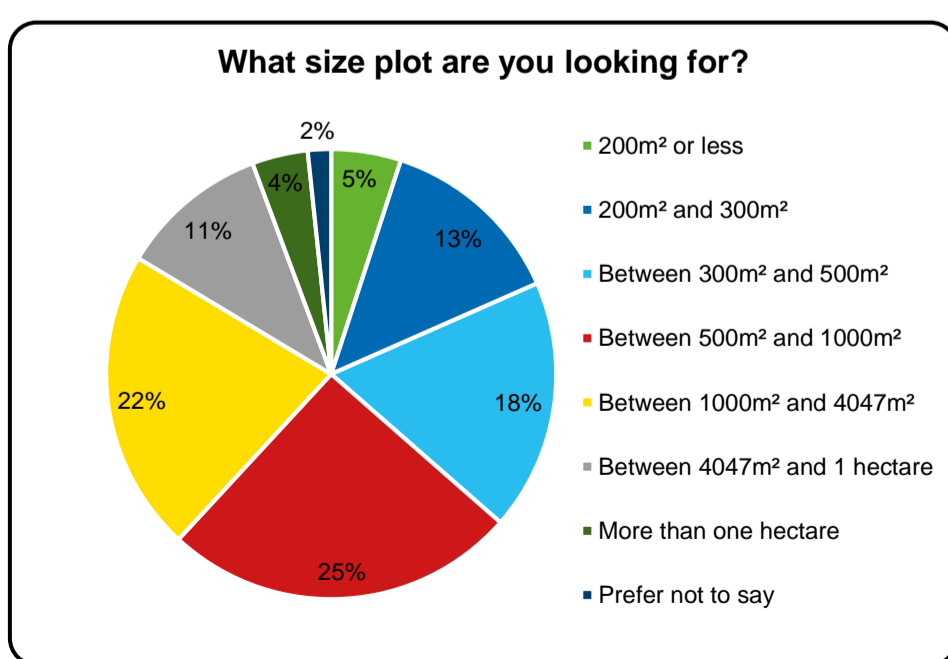
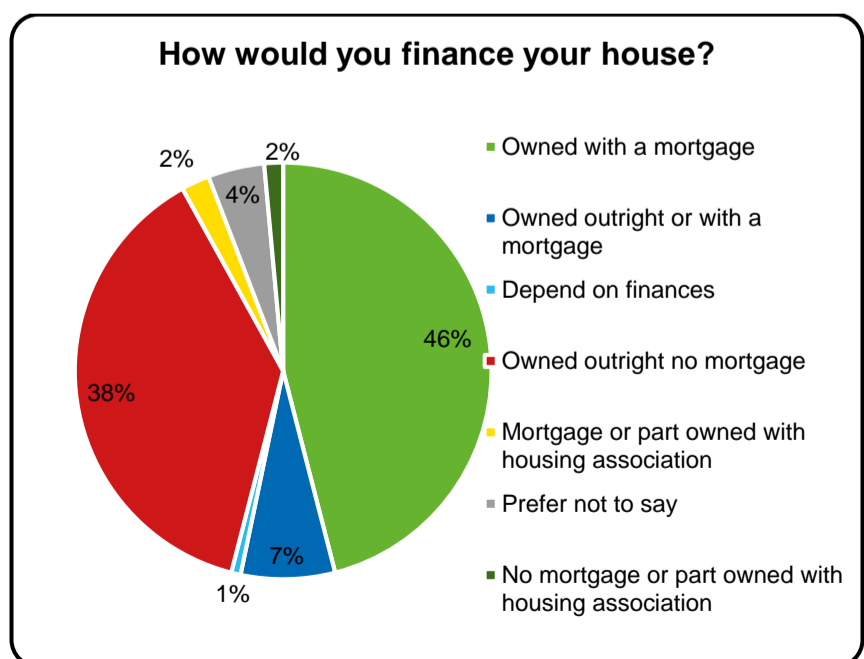
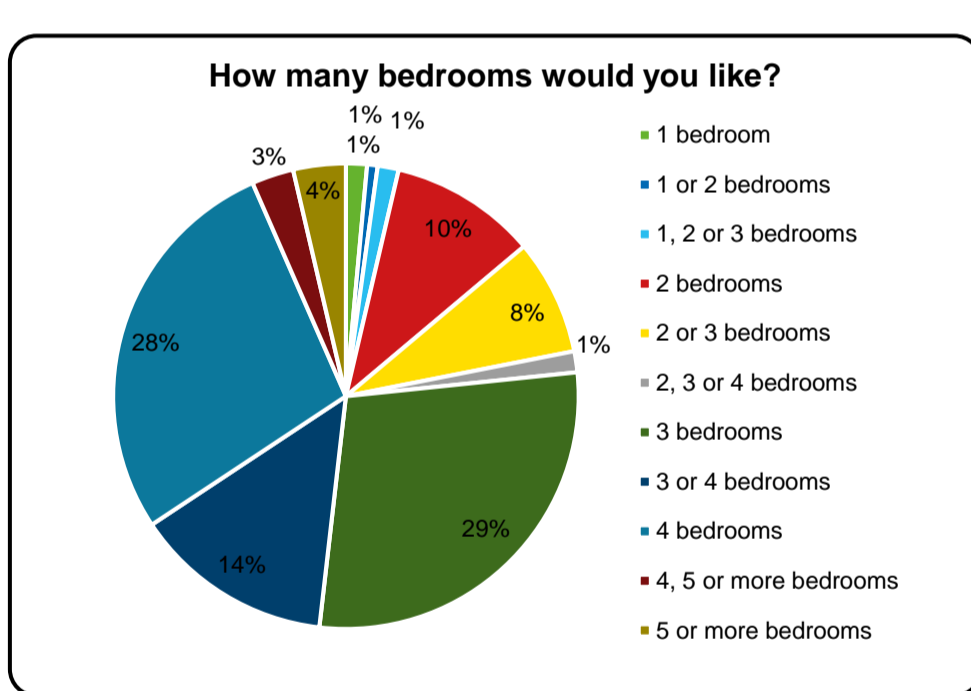
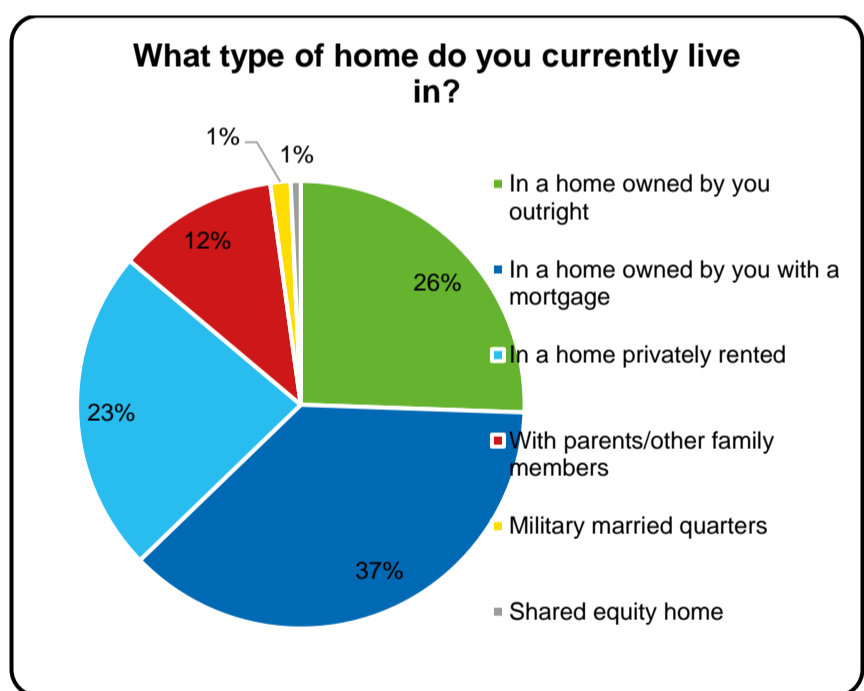
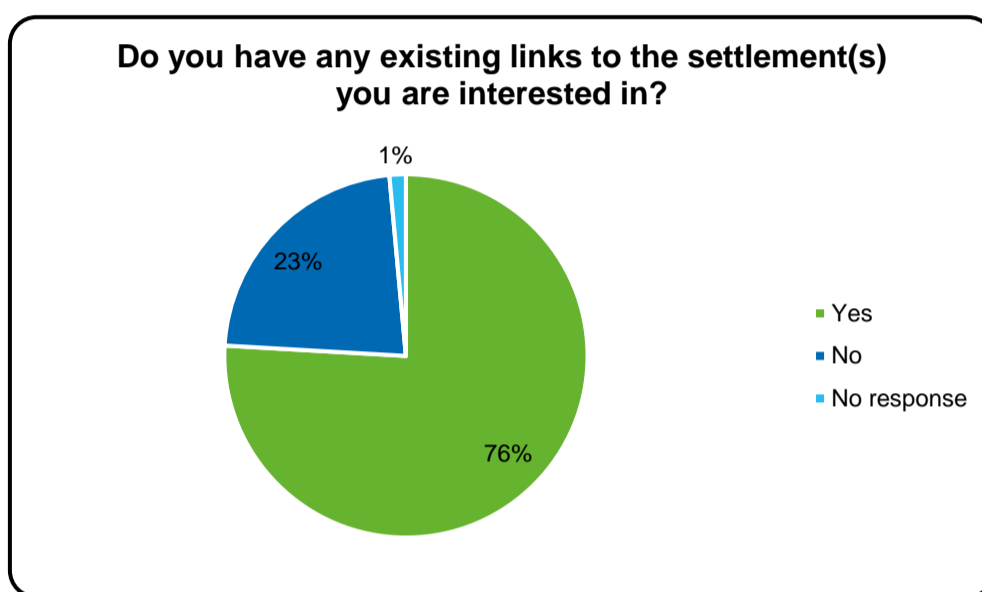
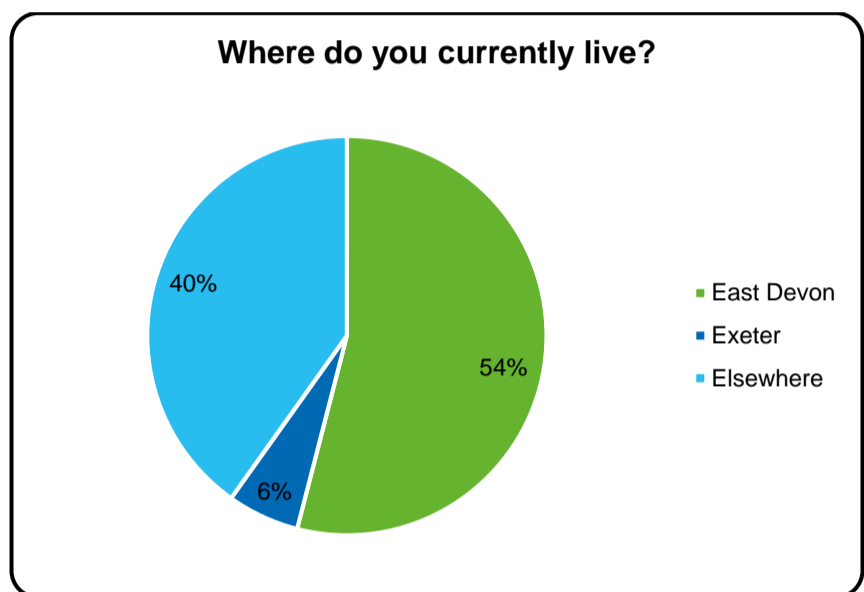
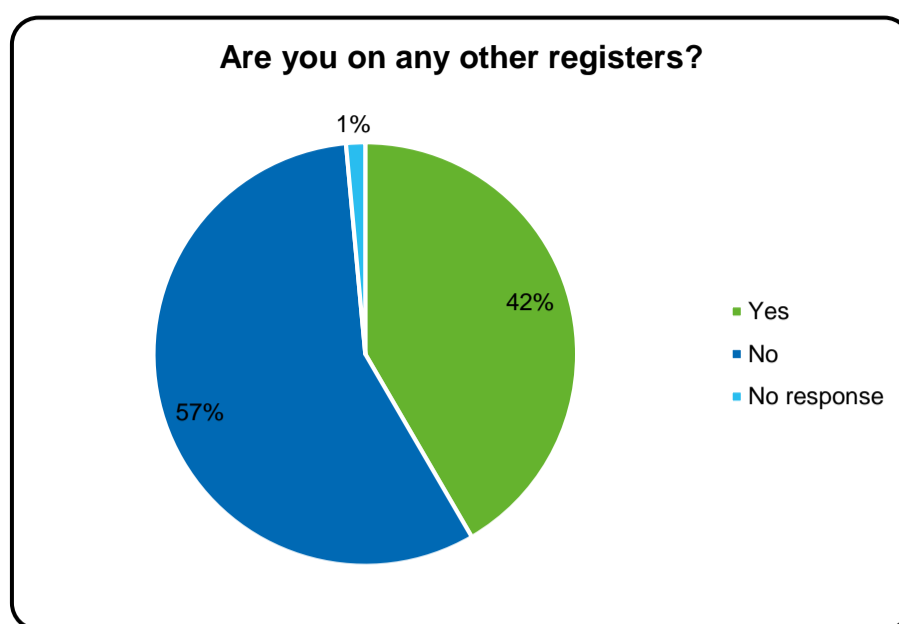
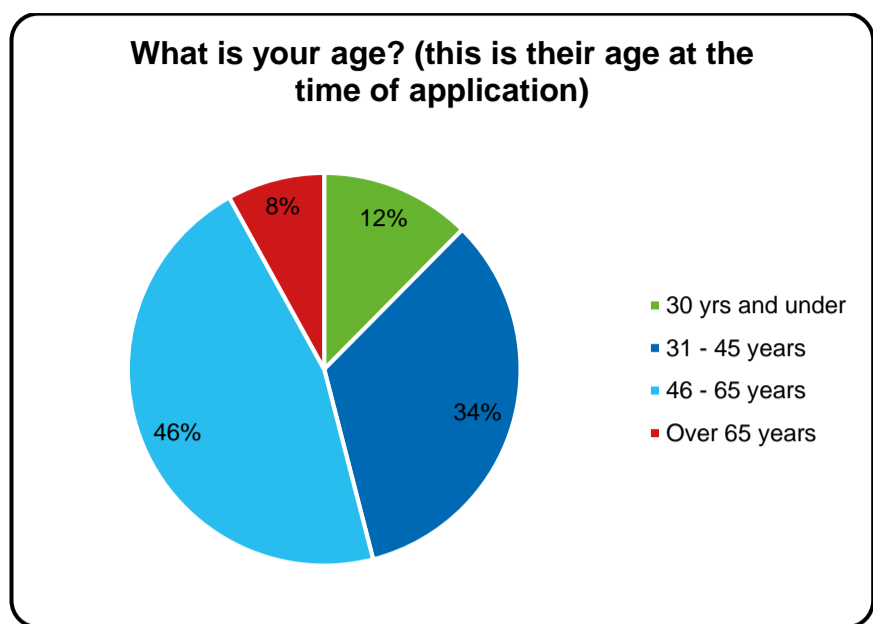


	Reference	Address	Date granted	Description
4	19/2743/FUL	Willowhayes Dulford Cullompton EX15 2DF	06/02/2020	Conversion of barn to dwelling and change of use of land to garden
5	19/2678/FUL	Fernwood Farm Gore Lane Kilmington Axminster EX13 7NU	26/02/2020	Conversion of existing farm buildings to create new dwelling based on existing footprint including retention of some existing walls
6	19/1732/FUL	Barn West Of Higher Bruckland Farm Musbury Axminster EX13 8SU	02/04/2020	Proposed conversion of curtilage-listed former Coach House and Stables into a residential dwelling and associated works
7	20/0372/FUL	Earlys Garage Chardstock Axminster EX13 7BW	16/04/2020	Change of use and conversion of garage workshop building (Use Class B2) to a single private dwelling (Use Class C3), including demolition of modern lean-to extensions.
8	20/0381/FUL	Birch Cottage Dulford Cullompton EX15 2DF	17/04/2020	Conversion and extension of building to create 1no. dwelling and change of use of land to garden.
9	20/0263/FUL	40 - 42 Rolle Street Exmouth EX8 2SH	21/04/2020	Part change of use of existing A1 retail unit to form 1 no. C3 residential unit, including construction of first floor extension and roof garden; sub division of existing A1 retail unit to form 2 no. A1 retail units, and installation of new shop front; and 1 no. B1 rear ground floor office
10	20/0109/FUL	Cowley Church Cowley	06/05/2020	Change of use of chapel to dwellinghouse; erection of bin store and fence
11	19/2783/FUL	Bluehaze Plymtree Cullompton EX15 2LQ	15/05/2020	Proposed demolition of existing barn and construction of residential dwelling; refurbishment of existing building to form car standing and change of use of agricultural land and existing building to be retained to residential curtilage.
12	20/0622/FUL	Willowhayes Dulford Cullompton EX15 2DF	29/05/2020	Conversion of barn to dwelling, addition of entrance porch and change of use of land to garden.
13	20/0811/FUL	The Yard Station Road Exton	13/07/2020	Conversion of redundant building to a dwelling and garages.
14	20/0934/FUL	Alaska Lodge Stafford Barton Swan Hill Road Colyford Colyton EX24 6HE	20/07/2020	Proposed conversion and alteration of barn to form 1 (no). residential dwelling, formation parking area and associated works
15	20/0818/FUL	Fawnsmoor Farm Lyme Road Axminster EX13 5SW	10/08/2020	Conversion of redundant agricultural buildings to market dwelling
16	20/1335/LBC	Churchstyle Farm Stockland Honiton EX14 9BR	14/08/2020	Proposed conversion of curtilage-listed former office building to form residential dwelling and associated works
17	20/0842/FUL	Land Adjacent To The Meetings Maer Lane Exmouth EX8 5DD	10/09/2020	Conversion of disused agricultural building to create one dwelling, including construction of single storey extension and demolition of outbuildings. Construction of new access and change of use of land from agricultural to domestic to facilitate the provision of 2no. car parking spaces to serve existing dwelling
18	20/1049/FUL	Court Hall Monkton Honiton EX14 9QH	10/09/2020	Conversion of an existing hotel/guest house (C1) to form a single, independent dwellinghouse (C3)
19	20/1340/FUL	Higher Westcott Farm Talon Exeter EX5 2RN	18/09/2020	Conversion of attached barns to create living accommodation, alterations to the roof, replacement timber framed and cladding
20	20/1673/FUL	Abbeyfield House Silver Street Axminster EX13 5AH	25/09/2020	Change of use from care home to a single dwelling

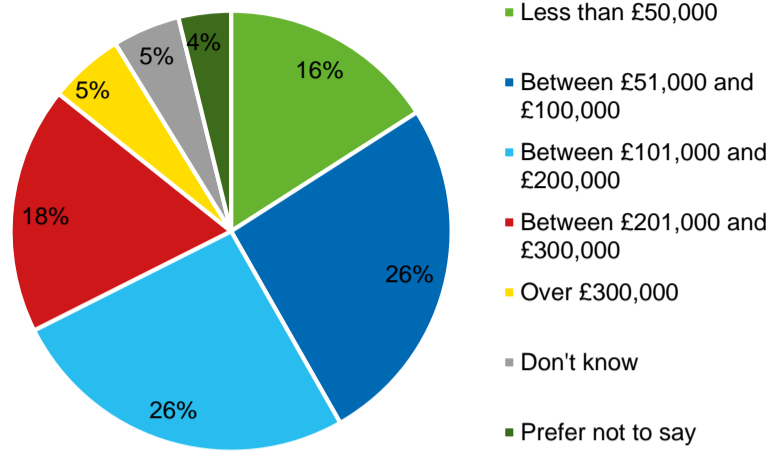
## Appendix 3 Additional information from register

Please note the following figures relate to the self-build register from 31 March 2016 to 30 October 2020. There are 137 applications remaining on the register for that period. As some have asked to be removed from the register the data only relates to those entries remaining on the register. Some questions had more than one response so totals do not necessarily equal 137 (the amount of entries remaining on the register). Please note: All applications until 30 March 2017 are Part 1 as the local connection was only added to the application form from 31 March 2017.

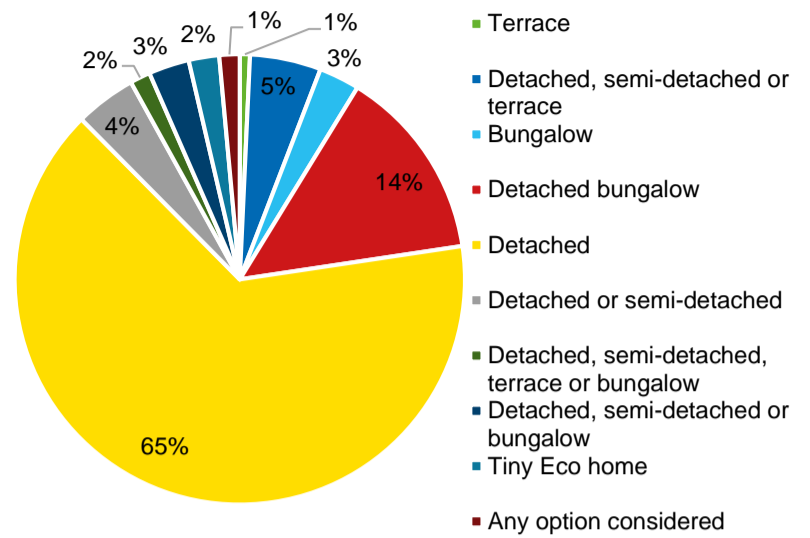




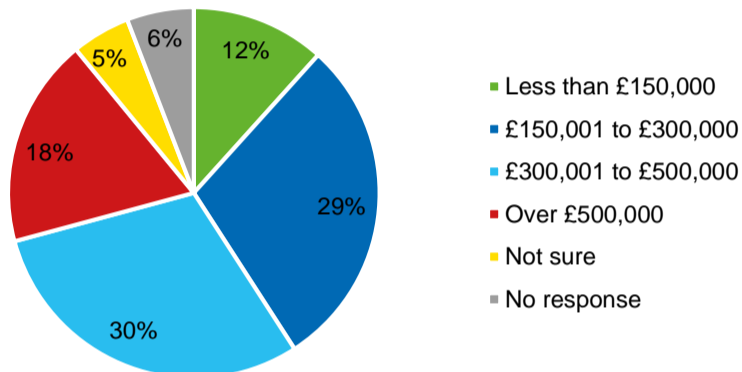
**What is your budget for acquiring a plot?**



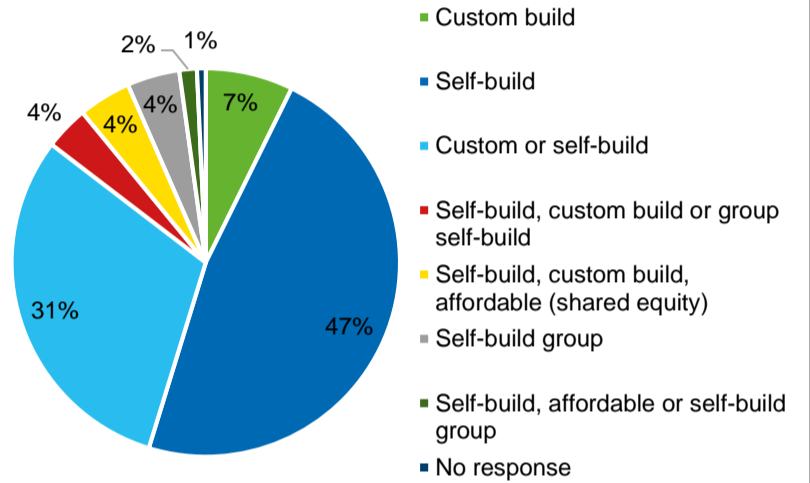
**What type of home would you like to build?**



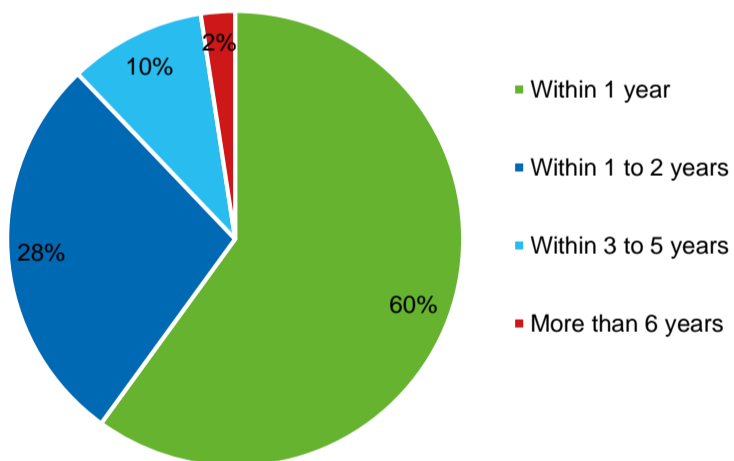
**What is your budget for the total cost of your house building project?**



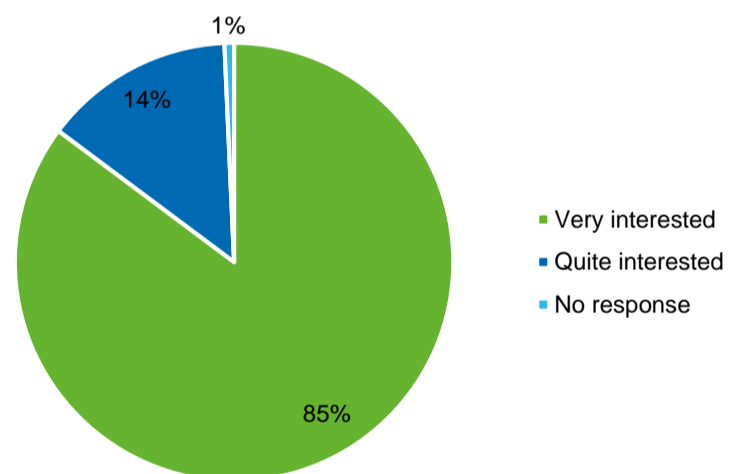
**Are you interested in self-build or custom build?**



**When are you ready to self or custom build?**



**Level of Interest**



**Which part of the register are they registered on?**

