

Planning policy monitoring report

Self-build Demand and Supply Published Version

7th Self-build Monitoring Report 31/10/22 to 30/10/23



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

Cover Photograph: Frogmore Road, East Budleigh taken by planning policy team.

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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](#).

Base Period

Demand for self-build plots is measured yearly by 'base periods'. The first base period is the date the self-build register was started until 30/10/2016. Subsequent base periods are measured from 31st October until 30th October the following year.

Note on Legal Changes from Levelling Up and Regeneration Act 2023

Changes were made to the Self-build and Custom Housebuilding Act 2015 through the Levelling Up and Regeneration Act (LURA) 2023 (enacted on 31st January 2024). These changes will be reflected in the next self-build monitoring report (31st October 2023 to 30th October 2024).

Summary of demand shown on register

This table shows demand figures from the self-build register by base period.

Table 1

Base Period	Number on Part 1	Number on Part 2
30/03/16 - 30/10/16	32	0
31/10/16 - 30/10/17	40	3
31/10/17 - 30/10/18	9	9
31/10/18 - 30/10/19	19	10
31/10/19 - 30/10/20	13	10
31/10/20 - 30/10/21	26	18
31/10/21 – 30/10/22	11	17
31/10/22 – 30/10/23	9	4
Total	159	71

Summary of supply of 'suitable permissions granted'

This table shows supply figures by base period.

Table 2

Base Period	Number of Suitable Permissions Granted
31/10/16 - 30/10/17	31
31/10/17 - 30/10/18	43
31/10/18 - 30/10/19	61
31/10/19 - 30/10/20	39
31/10/20 - 30/10/21	36
31/10/21 - 30/10/22	16
31/10/22 – 30/10/23	18
Total	244

Summary of 2021 to 2022 Base Period (31/10/2021 – 30/10/2022)

This table highlights key outputs from the monitoring report so that the overall picture can be viewed in one place.

Table 3

Overall Demand	13 plots - See Table 4
Demand on 'Part 1'	9 plots - See Table 4
Number of plots needed to be permissioned from 31/10/23 to 30/10/26 to meet demand from 2022-2023 base period	9 plots - See Table 4
Supply (suitable permissions granted) 2022 to 2023	18 plots – See Table 5
Is there a shortfall of sites to meet demand from previous years?	Yes 3 plots to be permissioned before 30/10/2025. See Table 5
Number of individuals leaving register during base period	None
Location preferences	Many applicants were happy to self-build anywhere in East Devon, but of those who expressed a preference, the most popular location was Honiton (see Appendix 2).
Number of bedrooms	There was no demand for houses with fewer than three bedrooms (see Appendix 2).
Age of applicant	More applications were received from people in the 40-49 age group than any other cohort (see Appendix 2).

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 give ‘suitable development permission’ for serviced plots of land to meet the demand shown through the register. The act states that ‘development permission is “suitable” if it is permission in respect of development that could include self-build and custom housebuilding’¹.
- 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 31st of October until 30th of October in the following year.
- 1.3 We reviewed our arrangements for maintaining the register in February 2023 and decided to retain the local connection test. We have never imposed a financial test or a registration fee².
- 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 records of self-build exemptions to the Community Infrastructure [Levy](#) (known as CIL).

¹ This provision was changed on 31/01/2024 by Section 123 of the [LURA 2023](#) – this will be reflected in the next monitoring report.

² See report to Strategic Planning Committee of 14th February 2023 at [Agenda for Strategic Planning Committee on Tuesday, 14th February, 2023, 10.00 am - East Devon](#)

2 Demand

- 2.1 The East Devon self-build [register](#) was started on 30th March 2016. Demand is measured in ‘base periods’. 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 31st October 2017 until 30th October 2018; the fourth base period was from 31st October 2018 until 30th October 2019; the fifth base period from 31st October 2019 until 30th October 2020, the sixth base period from 31st October 2020 until 30th October 2021; the seventh base period from 31st October 2021 until 30th October 2022 and the eight from 31st October 2022 until 30th October 2023.
- 2.2 We have a local connection test that is met by people who work in East Devon, have lived in East Devon for at least the last three years or are current members of the regular armed forces (or former members who have left within the last three years). People who meet the local connection test are added to Part 1 of the register: we have a statutory duty to permission enough serviced plots suitable for self-build to meet the demand shown on this part of the register within three years of the end of the relevant base period. People who do not meet the local connection test are added to Part 2 of the register: there is no statutory duty to permission plots suitable to meet the demand shown on Part 2 of the register, but the total numbers (on Parts 1 and 2) must be had regard to in our planning, housing, regeneration and estate management functions.
- 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 30th October 2019.
- 2.4 The number of people on Part 1 of the register for the second base period was 40 with 3 on Part 2 of the register (making a total of 43). The requirement to permission sufficient serviced plots to meet this demand expired on 30th 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). The requirement to permission sufficient serviced plots to meet this demand expired on 30th October 2021.
- 2.6 The ‘Fifth’ monitoring report (31 Oct 2020 to 30 Oct 2021) shows how we met the demand for self-build plots for the first, second and third base periods.
- 2.7 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). The requirement to permission sufficient serviced plots to meet this demand expired on 30th October 2022. The ‘Sixth’ monitoring report showed how we met the demand during the fourth base period.

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- 2.8 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 need to be permissioned between 31st October 2020 and 30th October 2023. This report shows how we met the demand during the fifth base period (see Table 5).
- 2.9 The number of people on Part 1 of the register during the sixth base period (31/10/20 to 30/10/21) was 26, with 18 on Part 2 (making a total of 44). This means that 26 plots suitable for self-build will need to be permissioned between 31st October 2021 and 30th October 2024.
- 2.10 The number of people on Part 1 of the register during the seventh base period (31/10/21 to 30/10/22) was 11, with 17 on Part 2 (making a total of 28). This means that 11 plots suitable for self-build will need to be permissioned between 31st October 2022 and 30th October 2025.
- 2.11 The number of people on Part 1 of the register during the eight base period (31/10/22 to 30/10/23) was 9, with 4 on Part 2 (making a total of 13). This means that 9 plots suitable for self-build will need to be permissioned between 31st October 2023 and 30th October 2026.
- 2.12 The demand figures are set out in Table 4 below.

Table 4 Demand for Self Build Plots and Statutory Duty to Permission Suitable Serviced Plots

Base Period	Date range for base period	Individuals	Associations	Part 1	Part 2	Plots required	Period for meeting demand
1	31/03/16 - 30/10/16	32	0	32	0	32	31/10/16 - 30/10/19
2	31/10/16 - 30/10/17	43	0	40	3	40	31/10/17 - 30/10/20
3	31/10/17 - 30/10/18	18	0	9	9	9	31/10/18 - 30/10/21
4	31/10/18 - 30/10/19	29	0	19	10	19	31/10/19 - 30/10/22
5	31/10/19 - 30/10/20	23	0	13	10	13	31/10/20 - 30/10/23
6	31/10/20 - 30/10/21	44	0	26	18	26	31/10/21 - 30/10/24
7	31/10/21 - 30/10/22	28	0	11	17	11	31/10/22 - 30/10/25
8	31/10/22 - 30/10/23	13	0	9	4	9	31/10/23 - 30/10/26

3 Supply

- 3.1 The method used to calculate supply of suitable permissions for self-build in this monitoring report is the same as that used in the Fifth self-build monitoring report from 31/10/20 to 30/10/21. Essentially, we 'count' all plots where there is an application for exemption for CIL on the basis that the development is self-build. See the [Fifth](#) monitoring report for further details.
- 3.2 Appendix 1 identifies all the plots included in our self-build supply figures for the period from 31st October 2022 until 30th October 2023. Full details of supply figures for previous years are included in the Sixth monitoring report, but a summary is included in Table 5 below. In the 2020 to 2021 base period there was a marked decrease in the number of CIL exemptions for self- build compared to previous years (16 plots compared to between 31 and 61 plots in previous monitoring years). This meant that there was a 'shortfall' of 10 plots in the first base periods in which the demand for the 31/10/20 to 30/10/21 period could be met (the 31/10/2021 to 20/10/2022 base period) leaving two years in which this demand could be met (from 31/10/23 to 30/10/25).
- 3.3 The lower delivery rate of plots continued in the 31/10/22 to 30/10/23 base period when 18 plots were permissioned. This supply meets both the 'residual' demand from the 31/10/20 to 31/0/10/21 (10 plots) and part of the demand from the 31/10/21 to 30/10/22 base period (8 plots), leaving a 'residual' need of 3 plots. There are two remaining years in which this demand can be met.

Table 5 Supply based on permissions.

Base	Base dates	Demand	Period for meeting demand	Supply Year	Permissions	Shortfall/surplus	Outcome
1	31/03/16 - 30/10/16	32	31/10/16 - 30/10/19	31/10/16 - 30/10/17	31	-1	demand met by 16 - 18 supply
2	31/10/16 - 30/10/17	40	31/10/17 - 30/10/20	31/10/17 - 30/10/18	43	2	demand met by 17 - 18 supply
3	31/10/17 - 30/10/18	9	31/10/18 - 30/10/21	31/10/18 - 30/10/19	61	52	demand met by 18 - 19 supply
4	31/10/18 - 30/10/19	19	31/10/19 - 30/10/22	31/10/19 - 30/10/20	39	20	demand met by 19 - 20 supply
5	31/10/19 - 30/10/20	13	31/10/20 - 30/10/23	31/10/20 - 30/10/21	36	23	demand met by 20 - 21 supply
6	31/10/20 - 30/10/21	26	31/10/21 - 30/10/24	31/10/21 - 30/10/22	16	-10	Demand met by 20 - 22 supply
							Demand partly met by 21- 22 supply leaving 'residue' of 10 to be met in 2 subsequent base periods
7	31/10/21 - 30/10/22	11	31/10/22 - 30/10/25	31/10/22 - 30/10/23	18	-3	
8	31/10/22 - 30/10/23	9	31/10/23 - 30/10/26	31/10/23	Unknown		Determined in future monitoring periods.

Note: No surplus can be carried forward if it predates the end of the subsequent base period

3.5 In order to assess whether the supply of potential plots included in Table 5 above is starting to deliver self-build homes, we have also assessed the number of permissions that have commenced. Table 6 below summarises the outcome. Unsurprisingly, there are fewer plots included in the supply when these figures are used (the supply year relates to the date of permissions rather than commencement), but previously the demand shown was met by sufficient plots within one or two years (up to three years is allowed). If this approach were to be taken there would be a residual of 3 plots arising from the 2020 – 2021 base period to be met in the 2023 – 2024 supply year, there would be a further residual of 11 plots arising from the 2021 – 2022 base period to be met from the 2023 to 2025 supply years.

Table 6 Supply based on commencements.

Base Period	Base dates	Demand	Period for meeting demand	Supply Year	Permissions	Shortfall/surplus	Outcome
1	31/03/16 - 30/10/16	32	31/10/16 - 30/10/19	31/10/16 - 30/10/17	23	-9	demand met by 16 - 18 supply
2	31/10/16 - 30/10/17	40	31/10/17 - 30/10/20	31/10/17 - 30/10/18	34	-15	demand met by 17 - 19 supply
3	31/10/17 - 30/10/18	9	31/10/18 - 30/10/21	31/10/18 - 30/10/19	48	39	demand met by 18 - 19 supply
4	31/10/18 - 30/10/19	19	31/10/19 - 30/10/22	31/10/19 - 30/10/20	29	10	demand met by 19 -20 supply
5	31/10/19 - 30/10/20	13	31/10/20 - 30/10/23	31/10/20 - 30/10/21	26	13	demand met by 20 - 21 supply
6	31/10/20 - 30/10/21	26	31/10/21- 30/10/24	31/10/21- 30/10/22	8	-18	Demand of 26 plots partly met by 21-23 supply of 23 plots (8 from 21/22 and 15 from 22/23). This leaves a residual of 3 plots to be permissioned by 30/10/24.
7	31/10/21- 30/10/22	11	31/10/22- 30/10/25	31/10/22- 30/10/23	15	-14	No demand is met by 22-23 supply (it is taken by the residual from the 2020/2021 base period). This leaves a residual of 3 to be met in next base period (31/10/2023 to 30/10/2024) and 11 to be met in next two base periods (31/10/2024 to 30/10/2026).

Notes: No surplus can be carried forward if it predates the end of the subsequent base period

4 Publicity

- 4.1 Our web site has a dedicated self-build [page](#) where the register is advertised and the application forms are readily available.

5 Additional Information from the Self-build Register

- 5.1 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 to help tailor our approach such as 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.
- 5.2 Charts are included in Appendix 2 of this report for the current monitoring year (31/10/2022 to 30/10/2023). Some key points from this show that:
- The ages of people on the register span the 20-29 group, to the 60-69 age group with the highest number being people in the 40-49 cohort;
 - The majority of applicants lived in East Devon;
 - The most popular location for self-building was Honiton, although several locations were highlighted, some of which are in more rural areas;
 - No one wanted a dwelling with less than 3 bedrooms and 71% wanted four bedrooms or more.
 - Most people did not want to disclose their budget; and.
 - All wanted to build a detached house.
- 5.3 In addition to information from the last monitoring period, Appendix 3 provides similar charts from the start of the register in March 2016 until 31/10/2023. Some key points from this are that:
- just over half of the people on the register lived in East Devon at the time of their application,
 - the most popular age cohort for joining the register was 50 – 59,
 - the towns of Sidmouth, Exmouth, Ottery St. Mary and Budleigh Salterton were the most popular locations.

Appendix 1 Table of Permissions Suitable for Self-build

The 'Date' column refers to the date of the permission. The 'Commenced' column specifies the number of plots that have been commenced. All sites are for single plots.

Table 7

No	Reference	Address	Proposal	Date	Commenced
1	22/1498/FUL	Land Adjacent Higher Fortescue, Sid Road, Sidmouth	Erection of a new dwelling on land off Higher Fortescue.	15/11/2022	06/02/2023
2	22/1706/FUL	Southfields Farm , Higher Metcombe, EX11 1SW	Demolition of existing dwelling house, construction of replacement dwelling house and installation of ground-mounted solar PV panel array	12/10/2022	17/04/2023
3	22/1823/FUL	Known as: Puzzle Cottage, Whimple Road, Broadclyst, Devon EX5 3GZ	Construction of a two storey 3-bed detached dwelling and erection of a detached double garage.	07/11/2022	06/03/2023
4	22/1974/FUL	Hawkmoor Farm, Hawkchurch, Axminster, EX13 5UT	Erection of a permanent two storey 3-bed detached agricultural workers dwelling and demolition of existing temporary structure and caravan.	22/02/2023	

No	Reference	Address	Proposal	Date	Commenced
5	22/2025/FUL	Belvedere, Rocombe, Lyme Regis, DT7 3RR	Replacement of an existing single storey dwelling and detached garage with a 2 storey split-level dwelling with integrated garage, reconfigured on-site parking and associated landscape alterations.	25/01/2023	25/08/2023
6	22/2122/FUL	Weetwood , Offwell, Devon, EX14 9SB	Erection of two storey 4-bed detached dwelling, erection of a detached single garage and demolition of existing dwelling.	21/11/2022	
7	22/2190/FUL	Highcliffe Bungalow , Sowden Lane, Lympstone, EX8 5HB	New two storey dwelling with associated landscaping and works to the front boundary wall	16/03/2023	27/03/2023
8	22/2689/FUL	Moonhayes Farm , Upottery, EX14 9RA	Permanent agricultural workers dwelling.	21/03/2023	20/06/2023
9	22/2774/FUL	Hillbrae , Maer Lane, Exmouth, Devon, EX8 2DE	Proposed new dwelling house with garage.	10/05/2023	22/05/2023
10	23/0154/FUL	Stable Roost, Sheldon, Honiton, EX14 4QW	Permanent agricultural workers dwelling	09/06/2023	27/06/2023
11	23/0261/FUL	Moor Farm , Talatan, Devon, EX5 2RF	Conversion of a barn to a one bedroom dwelling.	04/04/2023	16/10/2023
12	23/0269/FUL	Alderwood Barn , Branscombe,	Construction of a permanent agricultural worker's dwelling to	15/06/2023	12/09/2023

No	Reference	Address	Proposal	Date	Commenced
		Devon, EX12 3BU	replace a temporary agricultural worker's dwelling and an office in two static caravans		
13	23/0310/FUL	The Post Office , Broadway, Woodbury, Devon, EX5 1NY	Erection of attached dwelling.	21/07/2023	
14	23/0644/FUL	Clear Waters , River Front, Exton, Devon, EX3 0PR	Demolition of the existing building and the erection of a replacement two storey detached dwellinghouse with rooms in the roofspace, detached summerhouse and detached garage. Alterations to hard and soft landscaping including provision of outdoor pool and raised paved terracing, installation of sewage treatment plan, regrading of garden and new driveway.	28/04/2023	01/08/2023
15	23/0834/FUL	Whitley Cottage , Farway, Devon, EX24 6EH	Replacement dwelling and removal of existing garage roof with a low flat roof replacement. (re- submission of alterations and extensions scheme 22/1732/FUL as new build).	19/06/2023	26/06/2023
16	23/1257/FUL	Ladymeade , High Street,	To demolish the existing bungalow and	10/10/2023	23/10/2023

No	Reference	Address	Proposal	Date	Commenced
		East Budleigh, Devon, EX9 7DU	attached garage and replaced with new two storey residential dwelling.		
17	23/1376/FUL	Spurtham Farm , New Road, Upottery, Devon, EX14 9QD	Erection of rural workers dwelling.	14/09/2023	26/10/2023
18	23/1509/RES	The Store, Mill Lane , Awliscombe, Devon, EX14 3PJ	Reserved matters planning application pursuant to Outline Planning approval 22/2115/OUT for the details of the layout, scale and appearance of the buildings, the means of access thereto and landscaping of the site; for the erection of a 2-bed bungalow and detached garage and demolition of existing shed and shed bases	29/09/2023	23/10/2023

Appendix 2 Additional information from register 31/10/2022 to 30/10/2023

All figures relate to entries on the self-build register between 31/10/2021 and 30/10/2022 only.
Numbers around the pie charts refer to the number of responses.

Figure 1 – Current place of residence

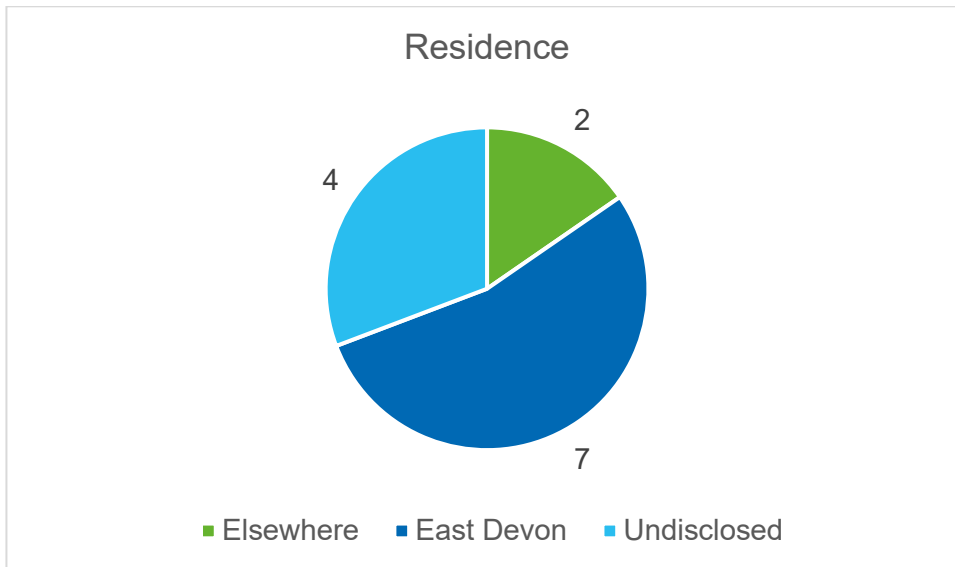


Figure 2 – Age of applicant

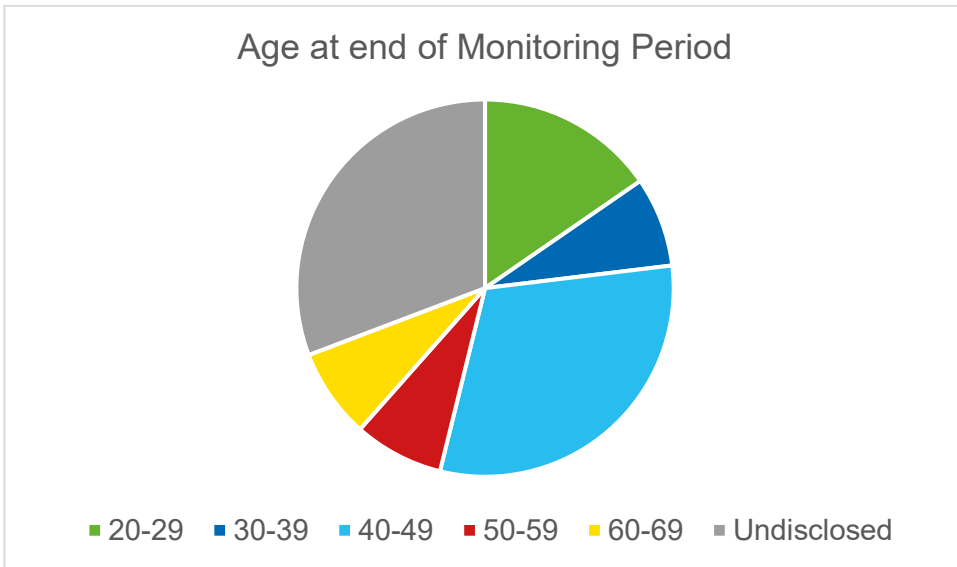


Figure 3 – Where plots are wanted

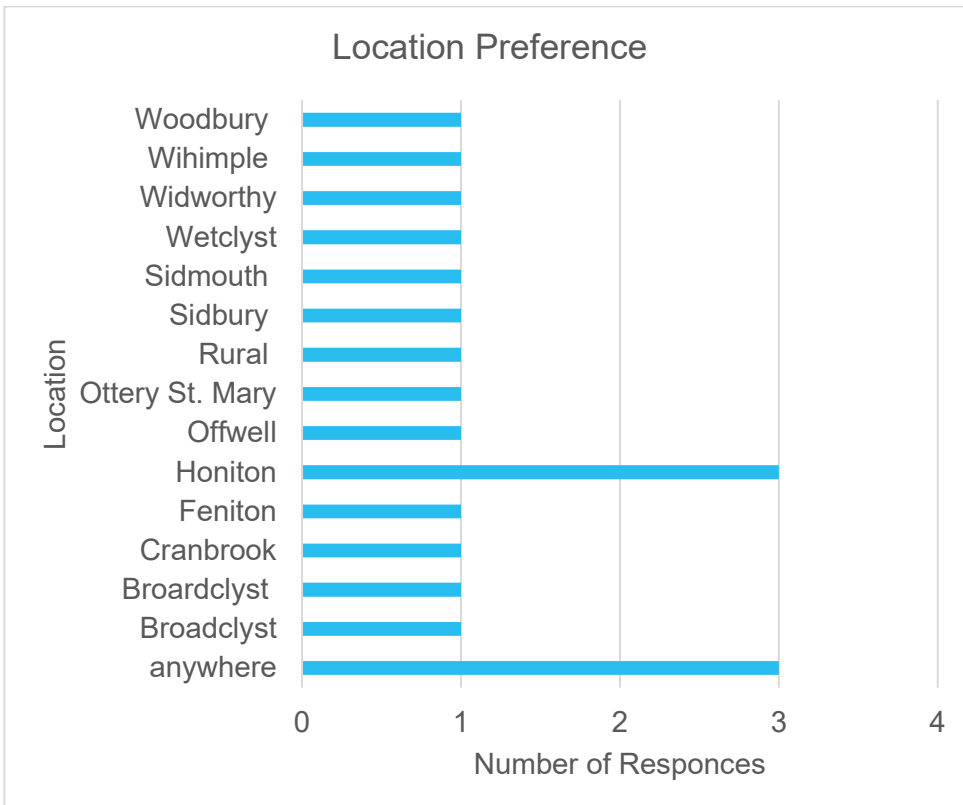


Figure 4 – Number of bedrooms wanted

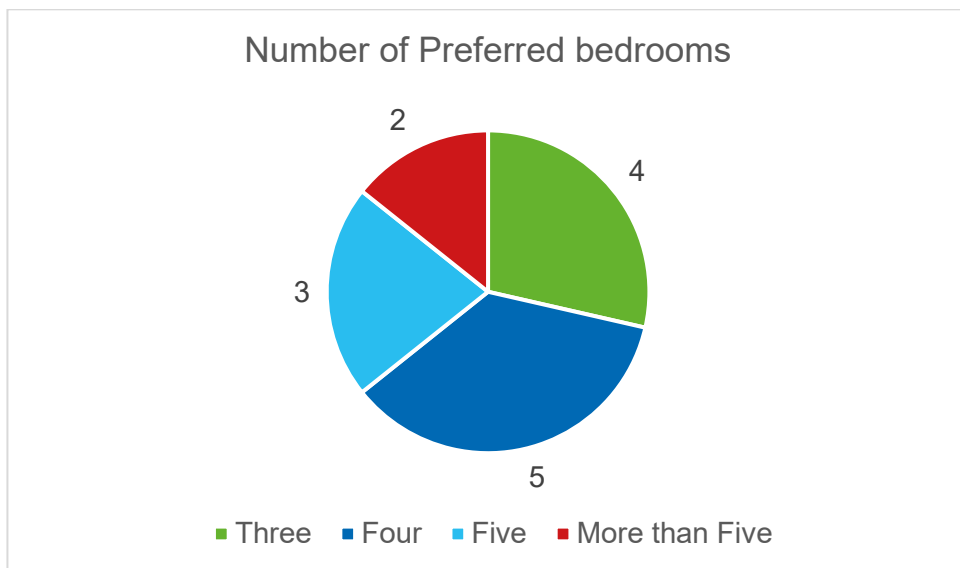


Figure 5 – Type of dwelling wanted

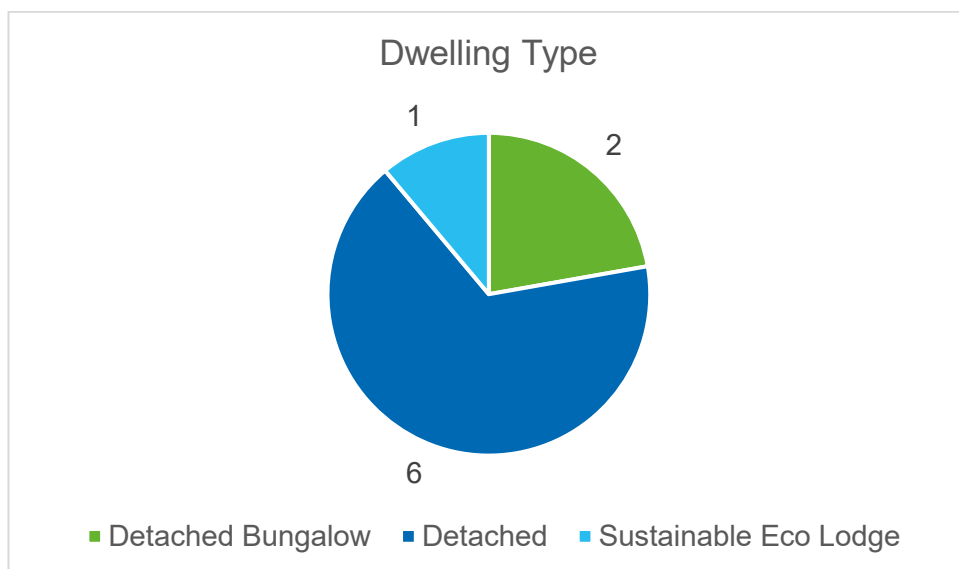
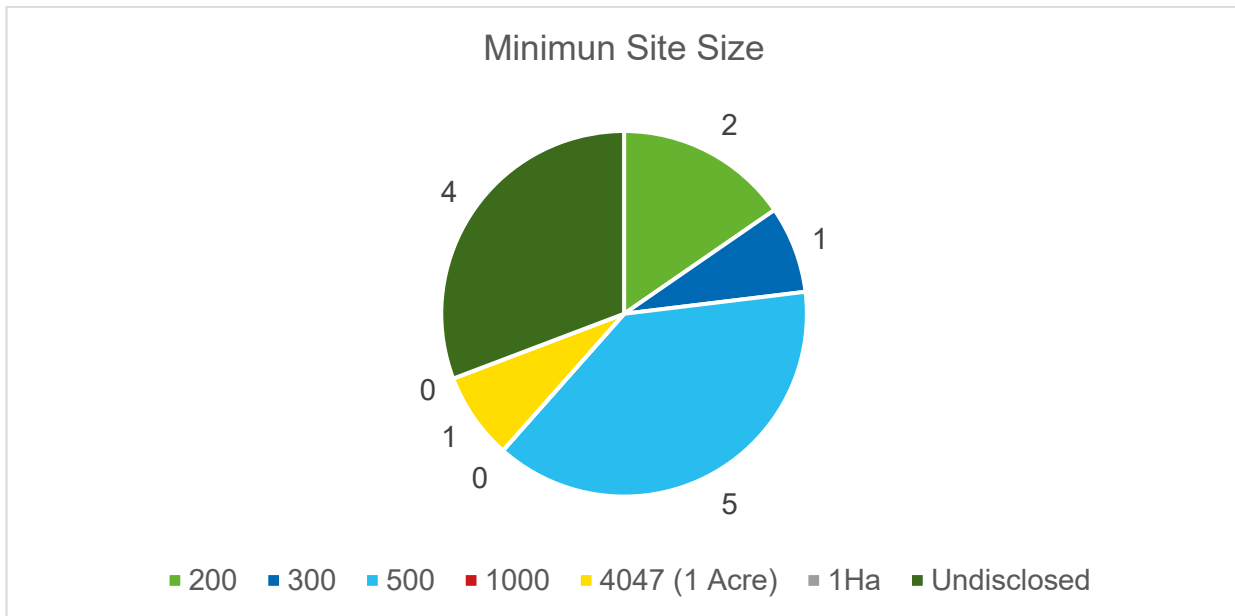


Figure 6 – Minimum plot size wanted



Plot preferences - Please note that, as a rough guide, a plot of 200 m² or less would accommodate a small terraced house; a 200m² to 300m² plot, a 2/3 bed modern estate house ; a 300m² to 500m² plot, a 4 bed detached estate house; a 500m² to 1000m² plot, a suburban semi/detached with modest to large garden; a 1000m² to 4047m² (1 acre) plot, a house with a large/very large garden; and a 4047m² (1 acre) to 1 hectare plot, a house with very large garden/small holding.

Figure 7 - Maximum plot size wanted

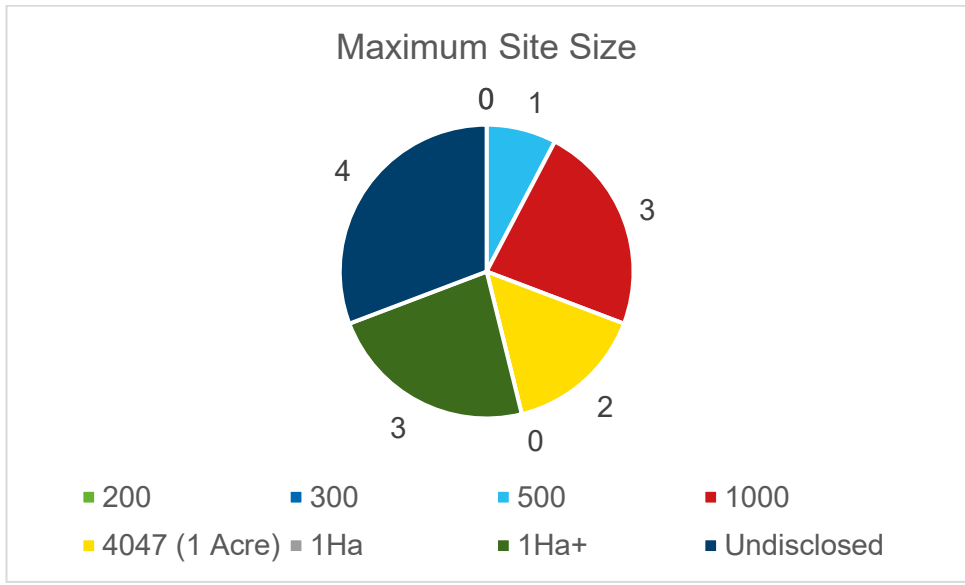


Figure 8 – Budget (plot only)

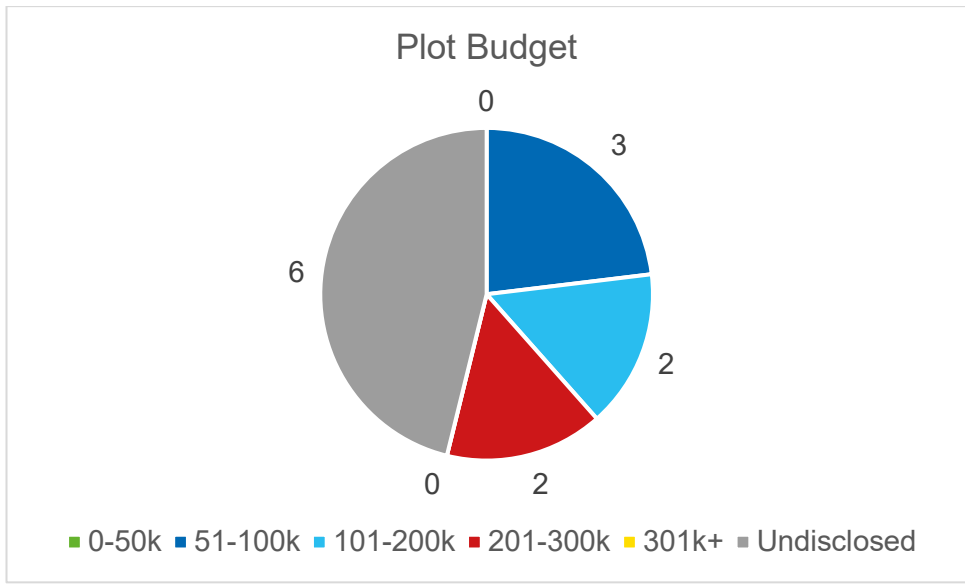
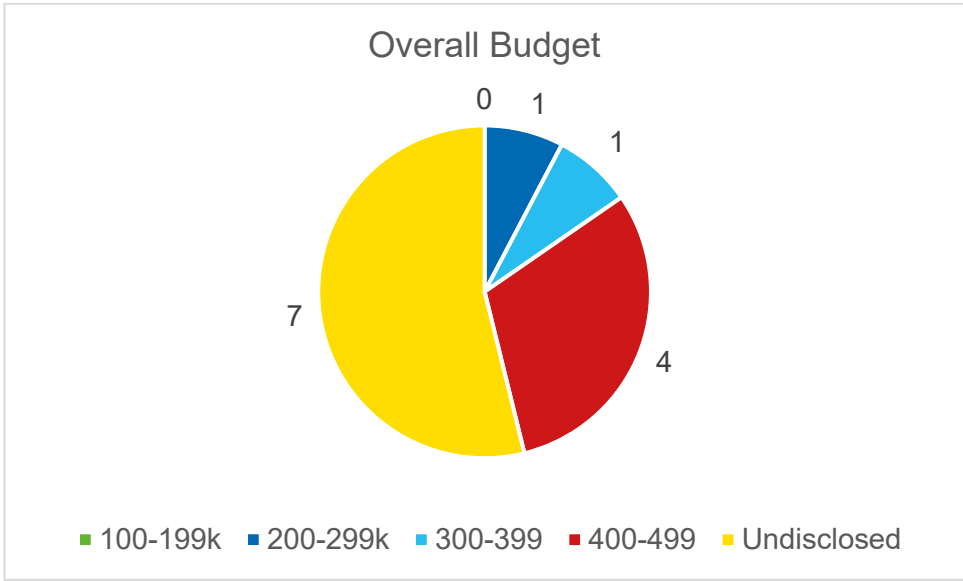
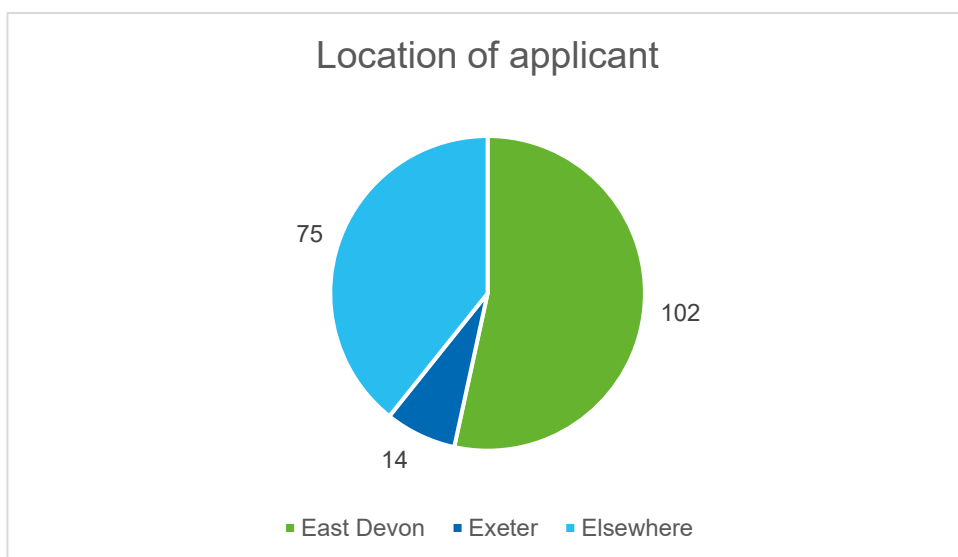
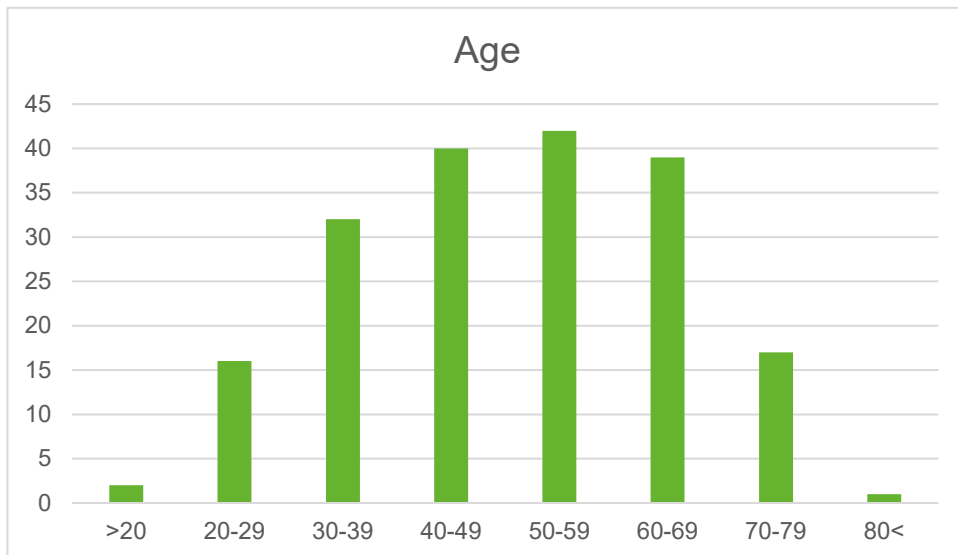


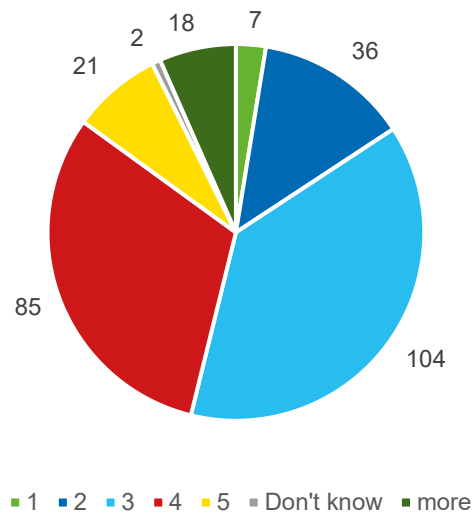
Figure 9 – Overall budget (land and building costs)



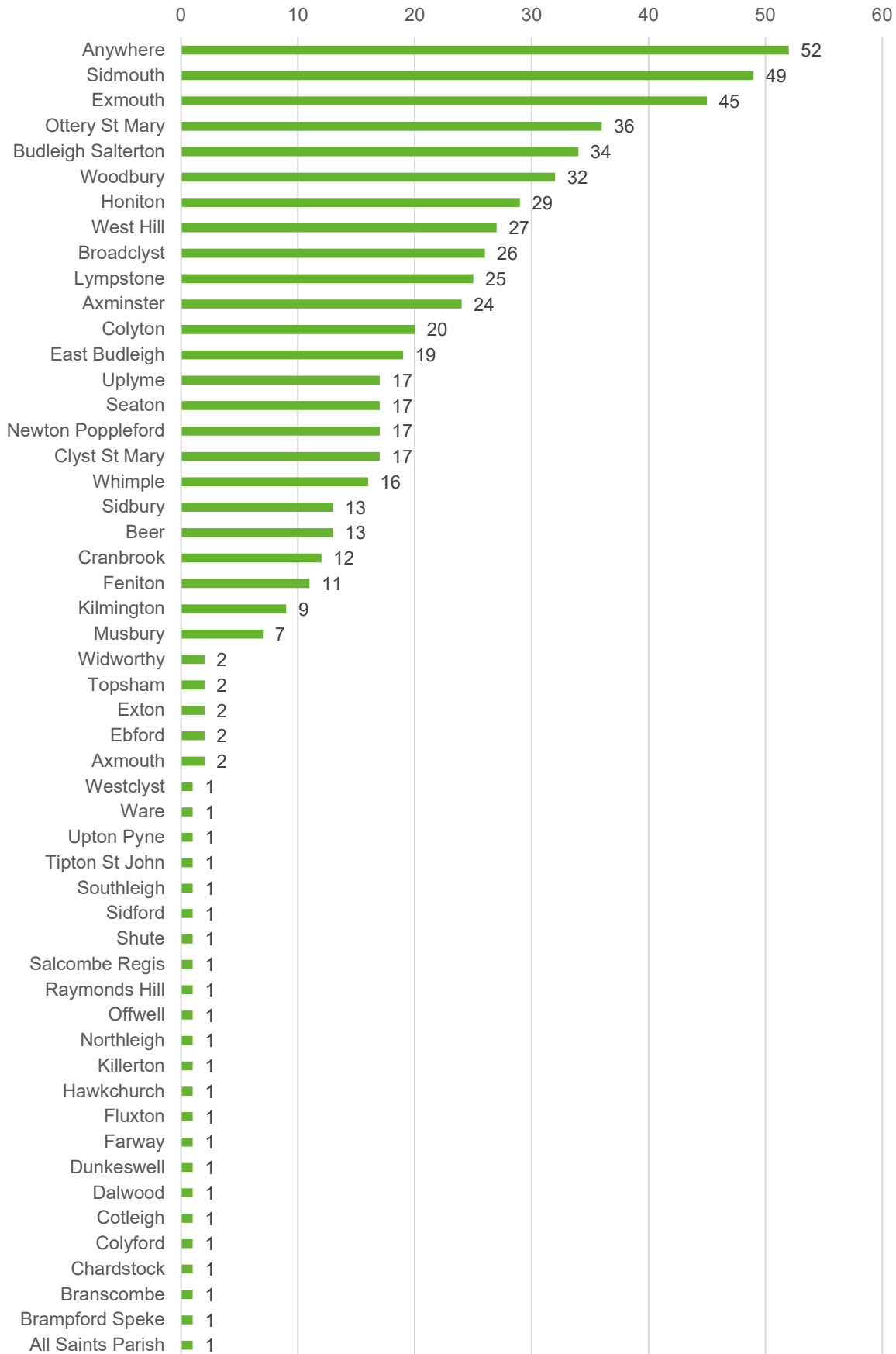
Appendix 2 Additional information from register 30/03/2016 to 30/10/2023



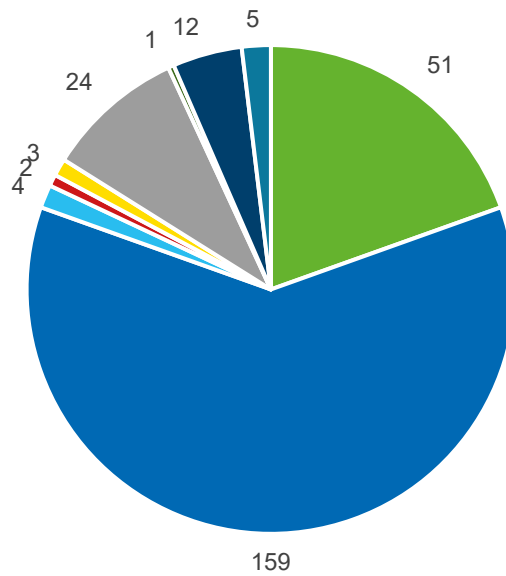
Count of How many bedrooms would you like in your new home? (1, 2, 3, 4, 5+ or don't know)



Preferred location

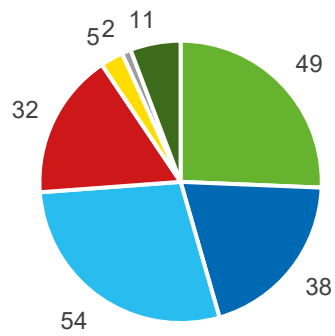


Type of self Build



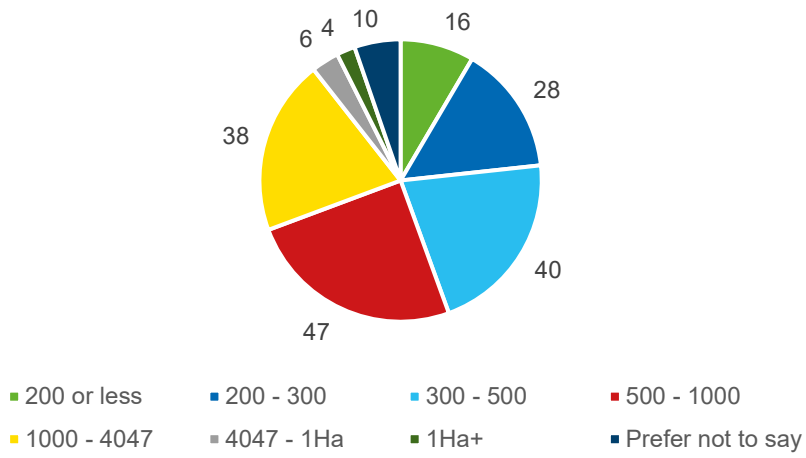
- Bungalow
- Detached
- Detached (Eco/sustainable)
- Don't know
- flat/apartment
- Semi-Detached
- Small Live-work unit.
- Terrace
- Tiny home

Minimum Plot size

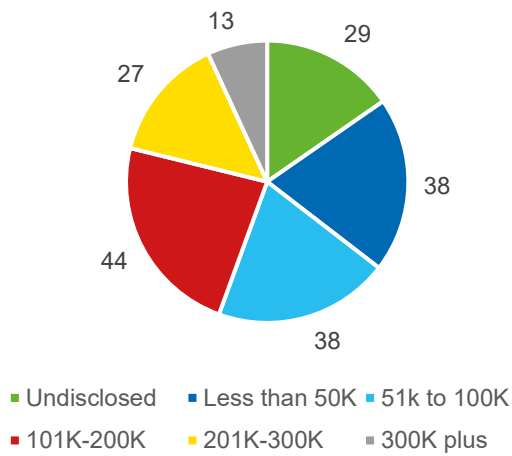


- 200 or less
- 200 - 300
- 300 - 500
- 500 - 1000
- 1000 - 4047
- 4047 - 1Ha
- Prefer not to say

Maximum Plot size



Budget for Plot



Budget for Building

