

Planning policy monitoring report

Self-build Demand and Supply Draft Version

6th Self-build Monitoring Report 31/10/21 to 30/10/22



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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.

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
Total	150	67

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
Total	226

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	28 plots - See Table 1
Demand on 'Part 1'	11 plots - See Table 1
Number of plots needed to be permissioned from 31/10/22 to 30/10/25 to meet demand from 2021-2022 base period	11 plots - See Table 1
Supply (suitable permissions granted) 2021 to 2022	16 plots – See Table 3
Is there a shortfall of sites to meet demand from previous years?	No - See Table 3
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 locations were Ottery St. Mary, Exmouth and Sidmouth, (see Appendix 2).
Budget for plot	Around one quarter of applicants had a total budget of up to £400 000, one quarter between £400,000 and £600,000, just over a quarter between £600,000 and

	£800,000, with the remainder above this or unwilling to say.
Plot size	Around three quarters of applicants were looking for a relatively small minimum plot size (for an estate style 4 bed home or smaller), although around one third aspired to larger plots of an acre or larger.

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’.
- 1.2 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 2020 and decided to retain the local connection test, but not to impose a financial test or a registration fee¹.
- 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 See report to Strategic Planning Committee of 25th 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 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 and the seventh from 31st October 2021 until 30th October 2022.
- 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. This 'Sixth'

monitoring report shows how we have met the demand during the fourth base period (see Table 5).

- 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.
- 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 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	31/19/21 - 30/10/22	28	0	11	17	11	31/10/22 - 30/10/25

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 previous report (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 2021 until 30th October 2022. Full details of supply figures for previous years are included in the Fifth monitoring report, but a summary is included in Table 5 below. This shows that there has been a marked decrease in the number of CIL exemptions for self-build in the 2021 to 2022 base period. Previously, other than a shortfall of 1 for the first year (and remember that the demand must be met in the three following years rather than one or two years) there was a surplus of sites available in every previous year (which cannot be 'carried forward' to subsequent years because the permissions predate the end of the relevant base year). Effectively this meant that the number of permissions suitable for self-build exceeded the demand shown on the register (as shown by the positive figures in the 'shortfall/surplus' column). However, to meet the 2020 to 2021 demand of 26 there is a 'shortfall' of 10 plots in the first of the subsequent base periods in which the demand may be met (31/10/21 to 30/10/22), although 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	Part of demand met by 21 - 22 supply leaving 'residue' of 10 to be met in 2 subsequent base periods

Notes : 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).

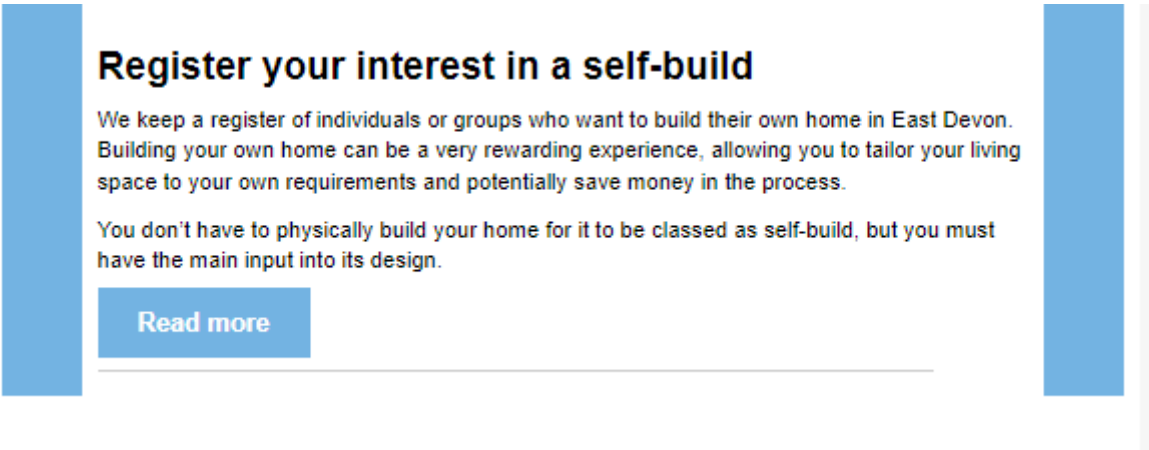
Table 6 Supply based on commencements

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	Part of demand met by 20-22 supply leaving a 'residue' of 18 to be met in subsequent two base periods

Notes : 1. no surplus can be carried forward if it predates the end of the subsequent base period
2. the number of plots in the supply year relate to the date of permission not date of commencement

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. We also advertised the register in our digital newsletter. In January 2021 a [newsletter](#) (extract below) was sent to 3,048 recipients and included a 'register your interest in self-build' [article](#).



Register your interest in a self-build

We keep a register of individuals or groups who want to build their own home in East Devon. Building your own home can be a very rewarding experience, allowing you to tailor your living space to your own requirements and potentially save money in the process.

You don't have to physically build your home for it to be classed as self-build, but you must have the main input into its design.

[Read more](#)

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 (31/10/2021 to 30/10/2022). Some key points from this show that:
- Nobody under the age of 30 applied for the register;
 - The majority of applicants lived outside of East Devon;
 - The three most popular locations for self-building overall were Exmouth, Ottery St. Mary and Sidmouth;
 - Just over a half of applicants wanted a three bedroomed house;
 - Around three quarters of applicants were looking for a relatively small minimum plot size (for an estate style 4 bed home or smaller), although around one third aspired to larger plots of an acre or larger; and.
 - Around three quarters wanted to build a detached house with the remainder favouring a bungalow.

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	App. No.	Address	Proposal	Date	Commenced
1	21/1219/FUL	Hillcrest, Woodhouse Hill, Uplyme, Lyme Regis, DT7 3SL	Replacement of existing dwelling with two-storey, 4-bed, detached dwelling and replacement detached garage, involving demolition of existing detached dwelling house and detached garage.	03/11/2021	24/01/2022
2	21/1435/FUL	Cringleford Cottage, Stepps Lane, Axmouth, Seaton, EX12 4AS	Erection of a replacement dwelling with associated amenity space and erection of a detached single storey double garage.	09/11/2021	
3	21/1966/FUL	Upalong, Elm Way, Sidford, Sidmouth, EX10 9SY	Demolish existing dwelling and erection of new dwelling	26/11/2021	01/06/2022
4	21/2921/FUL	Sidcliffe Cottage, Questant Lane, Sid Road, Sidmouth, EX10 9AL	Demolition of existing outbuildings, proposed construction of a new 3 bedroomed detached house, detached garage and conversion of existing dwelling into ancillary and annexe accommodation	12/01/2022	
5	21/2725/RES	20 Cranford Avenue,	Reserved matters application for appearance, layout, scale and landscaping of proposed	03/03/2022	25/04/2022

No	App. No.	Address	Proposal	Date	Commenced
		Exmouth, EX8 2HU	dwelling of planning application 20/0197/OUT		
6	22/0459/FUL	Land At Colwell Farm, Offwell	Permanent agricultural workers' dwelling.	12/04/2022	
7	21/3077/FUL	Higher Stables, Meeting Lane, Lypstone, Exmouth, EX8 5JJ	Demolition of three stable buildings and construction of new dwelling.	19/04/2022	
8	21/2499/RES	Land North Of, Macwood Drive, Seaton	Details of layout, scale, landscaping and appearance of the building and the means of access thereto, pursuant to outline planning permission 18/1196/OUT (Outline application for two bedroom detached bungalow with off street parking space, and demolition of existing building)	20/04/2022	
9	21/1847/FUL	The Bungalow, Berry Hill, Beer, Seaton, EX12 3JP	Erection of replacement dwellinghouse (inc. demolition of existing) and alterations to vehicular access	18/05/2022	01/10/2022
10	22/0796/FUL	Scotts Cottage , Sanctuary Lane, Woodbury, Devon, EX5 1EU	Erection of a two storey 3- bed detached dwelling, detached double garage to side and demolition of existing two storey dwelling.	26/05/2022	16/06/2022
11	22/0125/FUL	Hoppins Field, Southerton, Ottery St	Proposed permanent agricultural workers dwelling	01/06/2022	

No	App. No.	Address	Proposal	Date	Commenced
		Mary, EX11 1SB			
12	21/0875/FUL	Barns North Of Luton Lane Farm, Payhembury	Demolition of the existing and redundant barns and construction of a single dwellinghouse, annexe and garage (alternative to change of use of agricultural building to dwellings under class Q approval reference 19/0285/PDQ)	29/06/2022	
13	22/1011/FUL	Weavers Cottage , Mill Lane, Uplyme, Devon, DT7 3TZ	Erection of a two storey 3-bed detached replacement dwelling and demolition of existing single storey dwelling.	29/06/2022	
14	21/1860/FUL	Barrack Farm, Exeter Road, Ottery St Mary, EX11 1LE	Two storey, 4-bed, detached, principle farm house with associated parking and amenity space.	28/07/2022	18/10/2022
15	22/1275/PDQ	Wrights Farm, Clyst Hydon, Cullompton, EX15 2NB	Prior notification for the conversion of existing agricultural barn to a two storey 4-bed detached dwelling.	01/08/2022	30/09/2022
16	22/1134/FUL	The Meetings , Maer Lane, Exmouth, EX8 5DD	Conversion of disused barn to single storey dwelling, permission already granted for residential use.	09/09/2022	20/09/2022

Appendix 2 Additional information from register

All figures relate to entries on the self-build register between 31/10/2021 and 30/10/2022 only

Figure 1 – Current place of residence

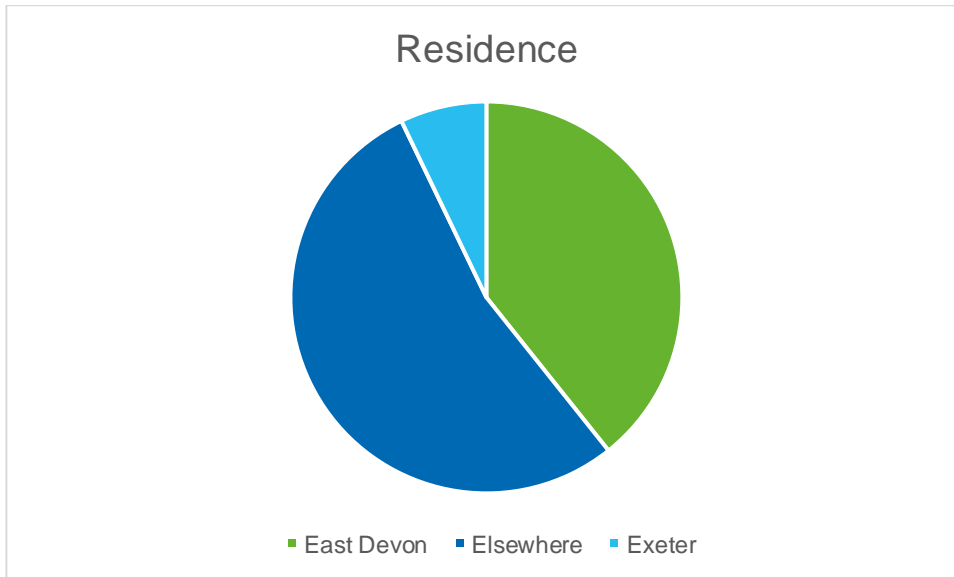


Figure 2 – Age of applicant

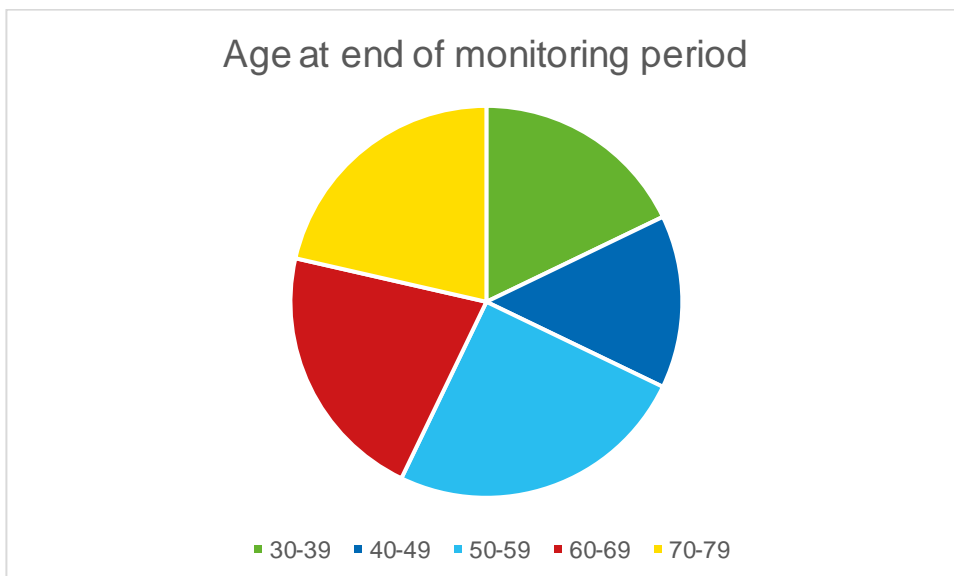


Figure 3 – Where plots are wanted

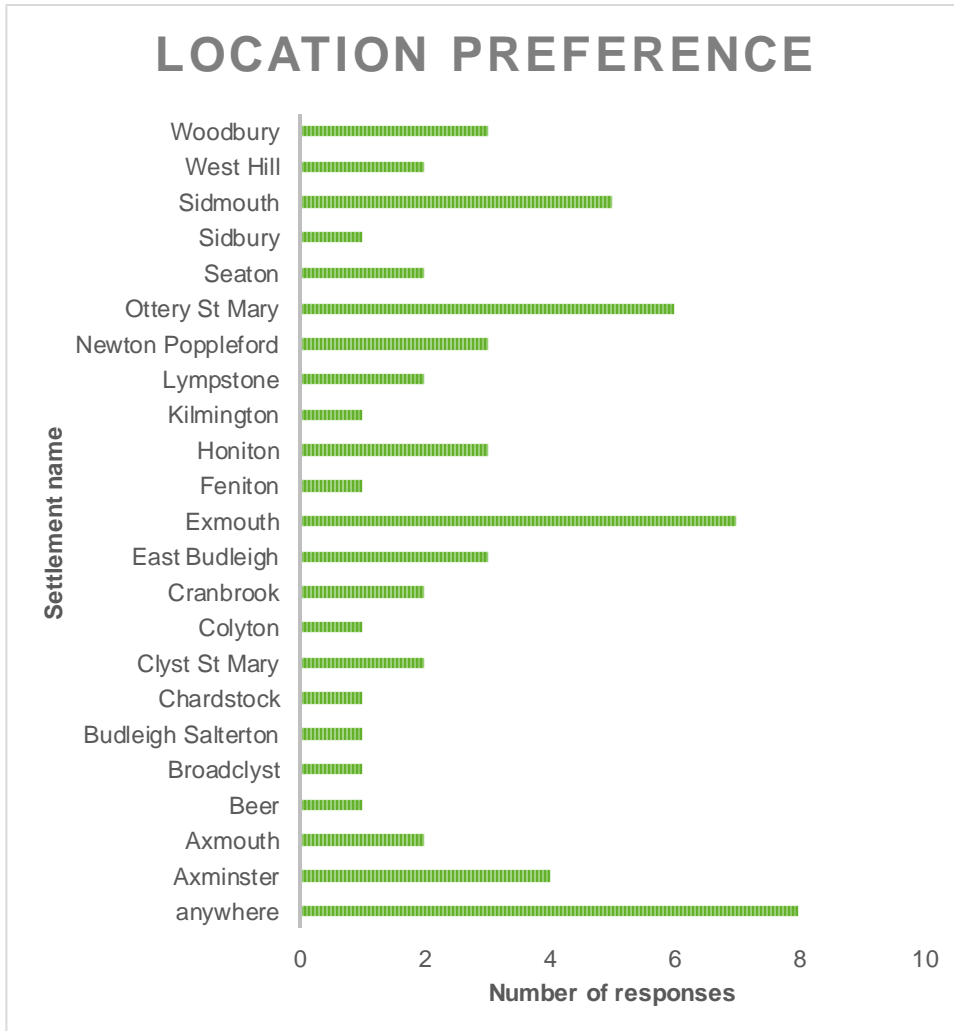


Figure 4 – Number of bedrooms wanted

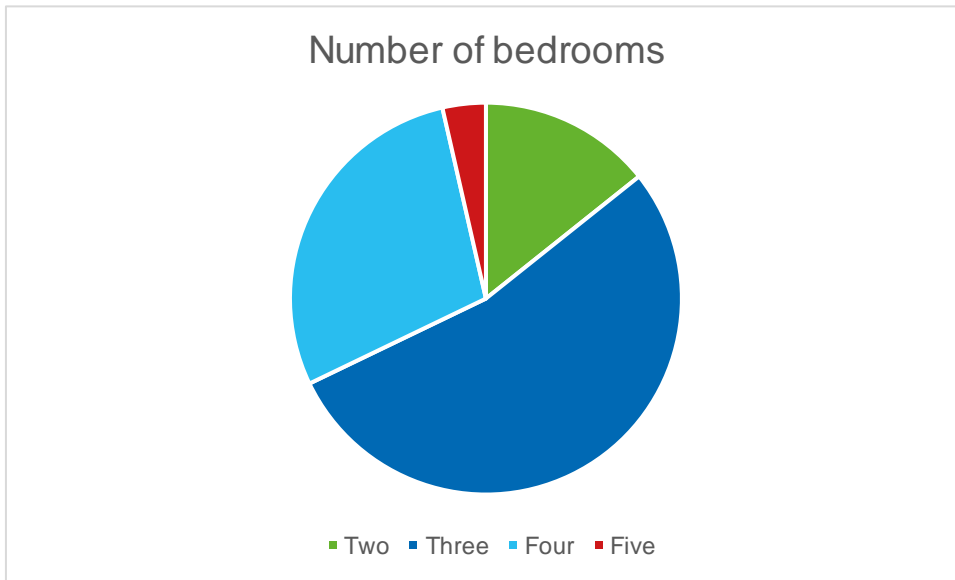


Figure 5 – Type of dwelling wanted

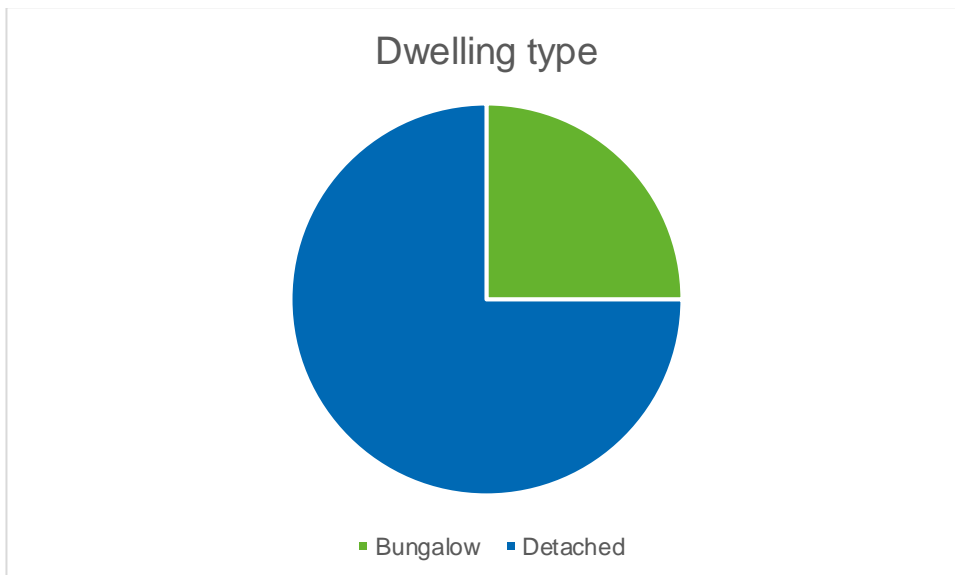
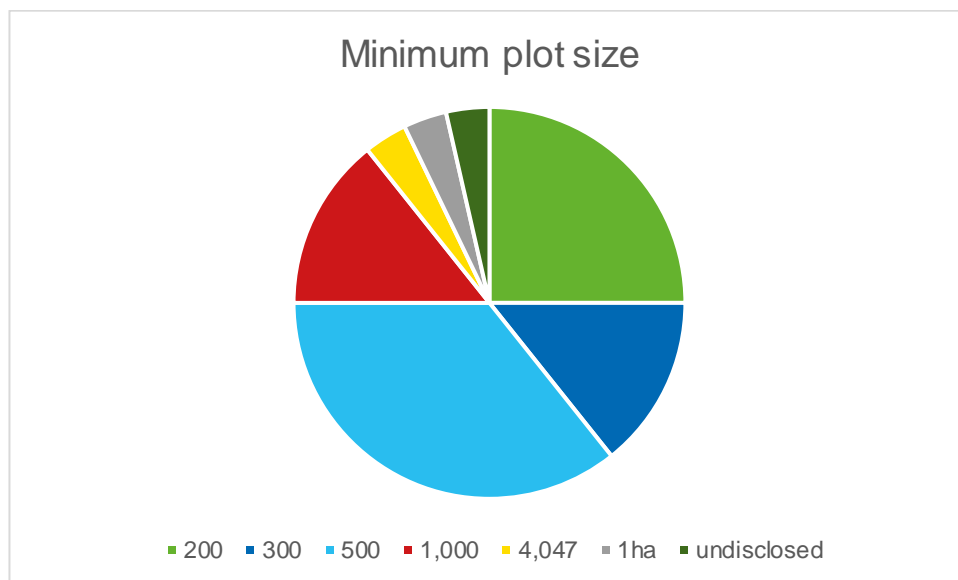


Figure 6 – Minimum plot size wanted



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

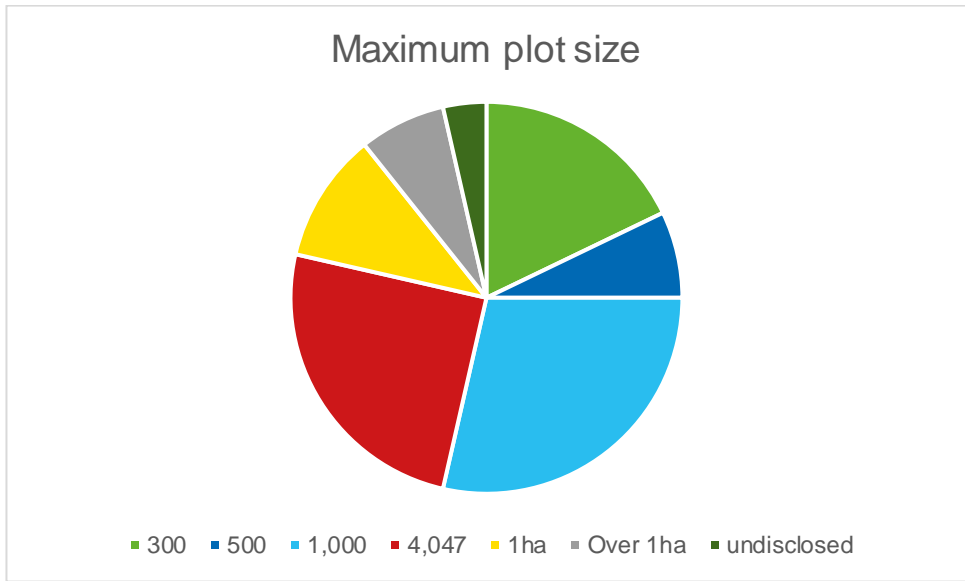


Figure 8 – Budget (plot only)

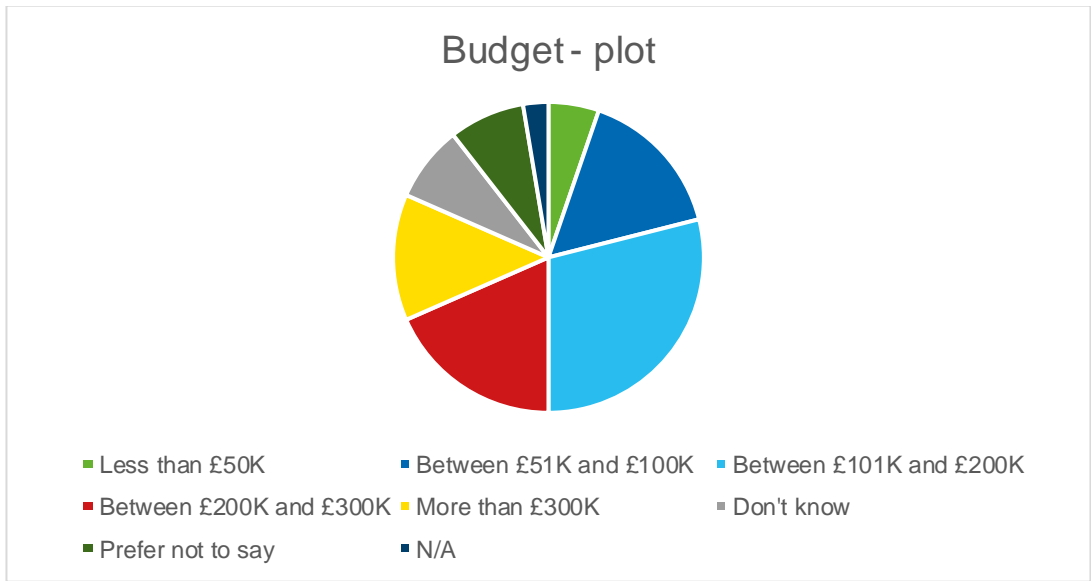
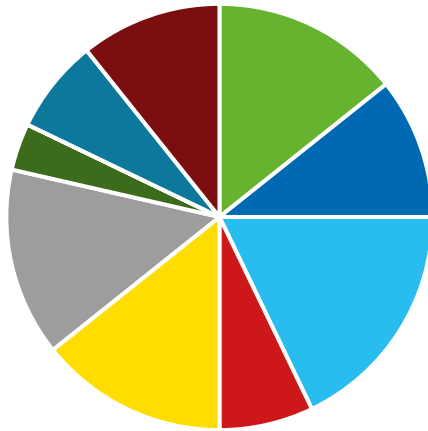


Figure 9 – Overall budget (land and building costs)

Budget - overall



- Between £200K and £299K
- Between £300K and £399K
- Between £400K and £499K
- Between £500K and £599K
- Between £600K and £699K
- Between £700K and £799K
- Between £800K and £899K
- Between £900K and £999K
- £1million and over
- undisclosed

