

Planning policy monitoring report

Self-build Demand and Supply Published Version

9th Self-build Monitoring Report 31/10/23 to 30/10/24



Published February 2025

East Devon – an outstanding place

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Cover Photograph: Self-build home under construction in East Devon taken by EDDC staff.

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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 were made to ensure that local authorities count only true CSB permissions. This has resulted in the adoption of a new method of counting our supply to include further examination of permissions for evidence beyond CIL exemption. The updated method has been used in this monitoring report.

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
31/10/23 – 30/10/24	8	3
Total	167	74

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
31/10/23 – 30/10/24	15
Total	259

Summary of 2023 to 2024 Base Period (31/10/2023 – 30/10/2024)

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

Table 3

Overall Demand	11 plots - See Table 4
Demand on 'Part 1'	8 plots - See Table 4
Number of plots needed to be permissioned from 31/10/24 to 30/10/27 to meet demand from 2023-2024 base period	8 plots - See Table 4
Supply (suitable permissions granted) 2023 to 2024	15 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	Budleigh Salterton is the most popular location, followed by Chardstock, Exmouth, Ottery St. Mary and Newton Poppleford, and a number of other towns and villages (see Appendix 2).
Number of bedrooms	The majority of people on the register would like a three bedroom property (see Appendix 2).
Age of applicant	Most applicants were aged between 30-39 and 40-49 years old. (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 Levelling Up and Regeneration Act (LURA) 2023 places a responsibility on councils to ensure that only permissions for developments specified as self and custom build are included in our supply count. East Devon District Council have counted only permissions with evidence that they are self and custom build projects in the following report sections.
- 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 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 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, the eighth from 31st October 2022 until 30th October 2023, and the ninth from 31st October 2023 until 30th October 2024.
- 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 eighth 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 number of people on Part 1 of the register during the ninth base period (31/10/23 to 30/10/24) was 8, with 3 on Part 2 (making a total of 11). This means that 8 plots suitable for self-build will need to be permissioned between 31st October 2024 and 30th October 2027.
- 2.13 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
9	31/10/23 - 30/10/24	11	0	8	3	8	31/10/24 - 30/10/27

3 Supply

- 3.1 Permissions granted within the 2023 to 2024 base period have been analysed to ensure they meet the definition of self and custom build. Rather than only counting CIL exemption as done previously, to meet the new legislation set out by the LURA 2023, and NaCSBA guidance, EDDC will only count permissions if they show evidence of being a CSB project by meeting some of the following criteria:
- The development has been identified as Self and Custom build on the planning application form;
 - It is clear that the initial owner has had significant input into the design and layout of the scheme;
 - The CIL Form 7 Part 1 has been submitted and CIL exemption granted for the project as a self and custom build development, with evidence of owner design input.
- 3.2 Appendix 1 identifies all the plots included in our self-build supply figures for the period from 31st October 2023 until 30th October 2024. 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.
- 3.4 This trend continued into the most recent base period of 31/20/2023 to 30/10/24 with just 15 plots being permissioned. Despite this decrease, the supply meets both the 'residual' demand from the 31/10/21-30/10/2022 (3 plots) and covers all the demand from the 31/10/2022-30/10/2023 base period (9 plots), with a surplus of 3 plots.

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
7	31/10/21 - 30/10/22	11	31/10/22 - 30/10/25	31/10/22 - 30/10/23	18	-3	Demand met by 21 - 23 supply
8	31/10/22 - 30/10/23	9	31/10/23 - 30/10/26	31/10/23 - 30/10/24	15	3	Demand met by 23 - 24 supply
9	31/10/23 - 30/10/24	8	31/10/24 - 30/10/27	30/10/24 - 30/10/25	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, the 2022-2023 supply would meet the residual demand of 3 arising from the 2020 – 2021 base period, and some (6 plots) from the residual demand of 11 from the 2021-2022 period, leaving a shortfall of 17 plots that would need to be met between the 2023-2026 period.

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 met by 21-24 supply.
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).
8	31/10/22 - 30/10/23	9	31/10/23 - 30/10/26	31/10/23 - 30/10/24	9	-17	No demand is met by 23-24 supply (it is taken by residual from 20/21 base period and some from the 22/23 period). This leaves a residual of 5 to be met in the next base period (31/10/2024 – 30/10/2025) and 9 to be met in the next two base period (31/10/2025-30/10/2027)

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 (31/10/2023 to 30/10/2024). Some key points from this show that:
- The ages of people on the register span the 30-39 group, to the 60-69 age group with the majority being between 30-39 and 40-49;
 - The majority of applicants lived in East Devon;
 - The most popular location for self-building was Budleigh Salterton, although several locations were highlighted;
 - Three-bedroom properties are the most desired dwelling size, with 63.6% of people mentioning this or a range of 2-3/3-4.
 - There is a large range in overall budget, with a median figure of £496,000 ; and.
 - The majority of people on the register want a detached dwelling.
- 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 31/10/2024. Some key points from this are that:
- 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 is 40-49,
 - the towns of Sidmouth, Exmouth, Ottery St. Mary and Budleigh Salterton are 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	Evidence of CSB	Date	Commenced
1	23/0393/FUL	Windrush, Poltimore, Devon, EX4 0AB	Proposed two storey detached dwelling and stable to replace existing barns.	Proposed as self-build in application, CIL exemption form part 1	31/10/23	23/11/23
2	23/1398/FUL	9 West Hill Lane, Budleigh Salterton, EX9 6AA	Proposed demolition of the existing dwelling and construction of a replacement dwelling	CIL exemption form part 1, Design and access statement shows owner design involvement	30/11/23	18/12/23
3	23/1729/FUL	Hand And Pen Garage, London Road, Whimple, Devon, EX5 2FX	Construction of a replacement dwelling in pursuant to planning approval 22/2834/FUL (conversion of	CIL exemption form part 1, owner involvement in final design (plans and drawings)	01/12/23	

No	Reference	Address	Proposal	Evidence of CSB	Date	Commenced
			workshop to residential dwelling and creation of a new access).			
4	23/1872/FUL	The Beacon Vaults, Beacon Hill, Exmouth, EX8 1PB	Erection of single 3 storey Georgian style Townhouse, redevelopment of site, change of use to residential and demolition of The Beacon Vaults	CIL exemption form part 1, owner involvement in final design (plans and drawings)	08/12/23	
5	23/1997/FUL	Land And Building South East Of Courshay Springs, Hawkchurch	Demolition of existing buildings and construction of 1 no. dwellinghouse (alternative to conversion of a redundant building to form 1 no. residential dwelling and associated works approval reference 21/3211/FUL).	CIL exemption form part 1, owner involvement in final design (planning statement and drawings)	21/12/23	19/07/24

No	Reference	Address	Proposal	Evidence of CSB	Date	Commenced
6	23/2200/FUL	Workforce Development Redwoods, Devon and Somerset Fire and Rescue Service Hq, Clyst St George, Exeter, EX3 0NN	Change of use from office to dwelling, with associated works and landscaping	Proposed as self and custom build on application, CIL exemption form part 1, owner involvement in final design (planning statement and drawings)	21/12/23	24/07/24
7	23/1687/FUL	Oakfield, Sanctuary Lane, Woodbury Salterton, Exeter, EX5 1ET	Demolition of barn and construction of new dwelling and access, following grant of Class Q Prior Approval (ref. 22/2797/PDQ).	CIL exemption form part 1, owner involvement in final design (plans and drawings)	05/01/24	14/08/24
8	23/2329/FUL	Land And Barns, Kerswell	Demolition of barn (following 22/2420/PDQ) and erection of dwelling, with associated landscaping.	CIL exemption form part 1, owner involvement in final design (plans and drawings)	09/02/24	09/07/24
9	24/0710/FUL	Oikos, Land Adjacent 1	Proposed new dwelling	CIL exemption form part 1, owner involvement in	24/05/24	

No	Reference	Address	Proposal	Evidence of CSB	Date	Commenced
		Highfield Lane, Exmouth, EX8 2GJ		final design (plans and drawings)		
10	23/1973/FUL	The Croft, Bendarroch Road, West Hill, Devon, EX11 1UW	Replacement dwelling, including the demolition of the existing dwelling and multiple outbuildings located within the grounds.	Owner involvement in final design and planning statement notes new dwelling will become the home of the applicant.	28/05/24	
11	24/0604/FUL	Upham Farm, Farringdon, Devon, EX5 2HZ	Demolish existing barn, proposal for 1no dwellinghouse with detached garage/workshop, and associated works.	Application for BNG exemption for self-build development, CIL exemption form part 1, owner involvement in final design (planning statement and drawings)	07/06/24	08/07/24
12	23/0493/FUL	Burcombe Farm, Wiggaton, Ottery St Mary, EX11 1PU	Conversion and alteration of farm building to create 1no dwelling, provision of vehicle parking area and construction of detached outbuilding	Described as "self-build project" in application, CIL exemption form part 1, owner involvement in final design (drawings, engineering receipts and plans)	13/06/24	22/07/24

No	Reference	Address	Proposal	Evidence of CSB	Date	Commenced
			housing carport and bat loft			
13	24/0139/FUL	Kenwood , Woodhouse Hill, Uplyme, DT7 3SL	Demolition and replacement of the existing dwelling and garage and associated minor external works within garden.	CIL exemption part 1, owner involvement in final design (plans and drawings), planning statement notes dwelling will become a family home for the applicant.	13/06/24	
14	24/1485/FUL	The Oaks , Aylesbeare, Devon, EX5 2DE	Demolition of existing dwelling, Proposed construction of 1 no. replacement dwelling	Proposed as self and custom build on application, applied for BNG exemption for self build, CIL exemption form part 1, owner involvement in final design (plans and drawings)	09/09/2024	04/11/2024
15	24/1521/FUL	Lismore , Station Road, Feniton, Devon, EX14 3ED	Erection of new dwelling and demolition of existing dwelling.	Proposed as self and custom build on application, applied for BNG exemption for self build. CIL exemption form part 1	14/10/2024	

Appendix 2 Additional information from register 31/10/2023 to 30/10/2024

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

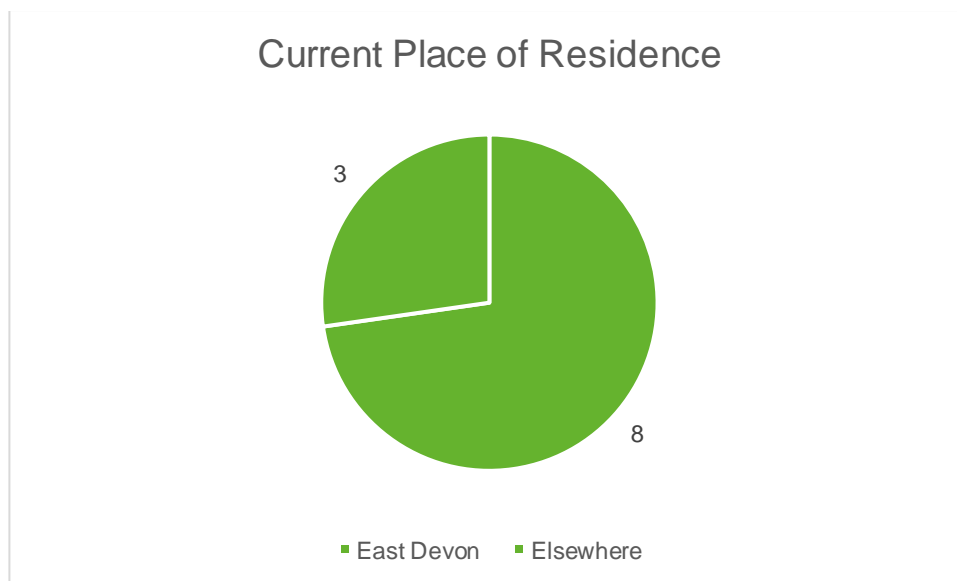


Figure 2 – Age of applicant

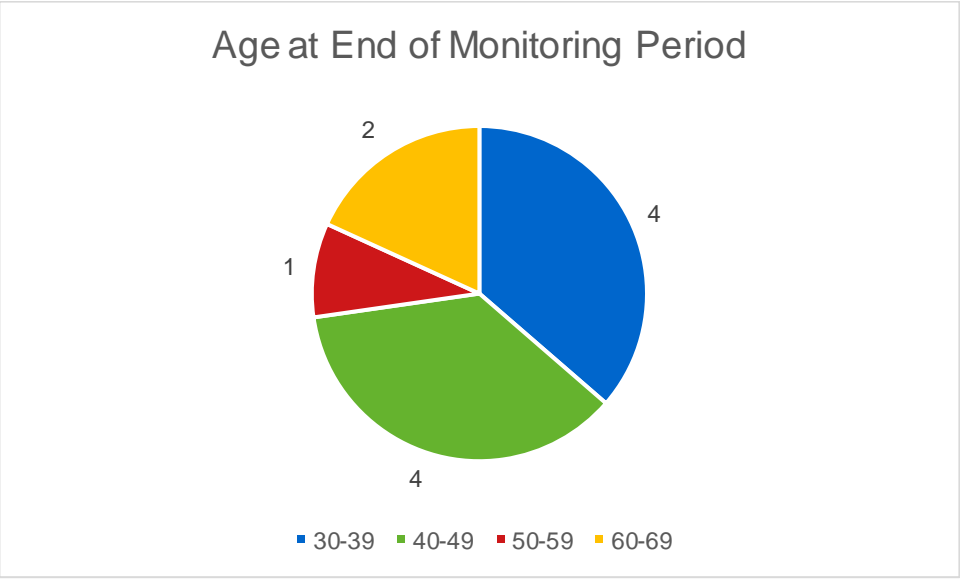


Figure 3 – Where plots are wanted.

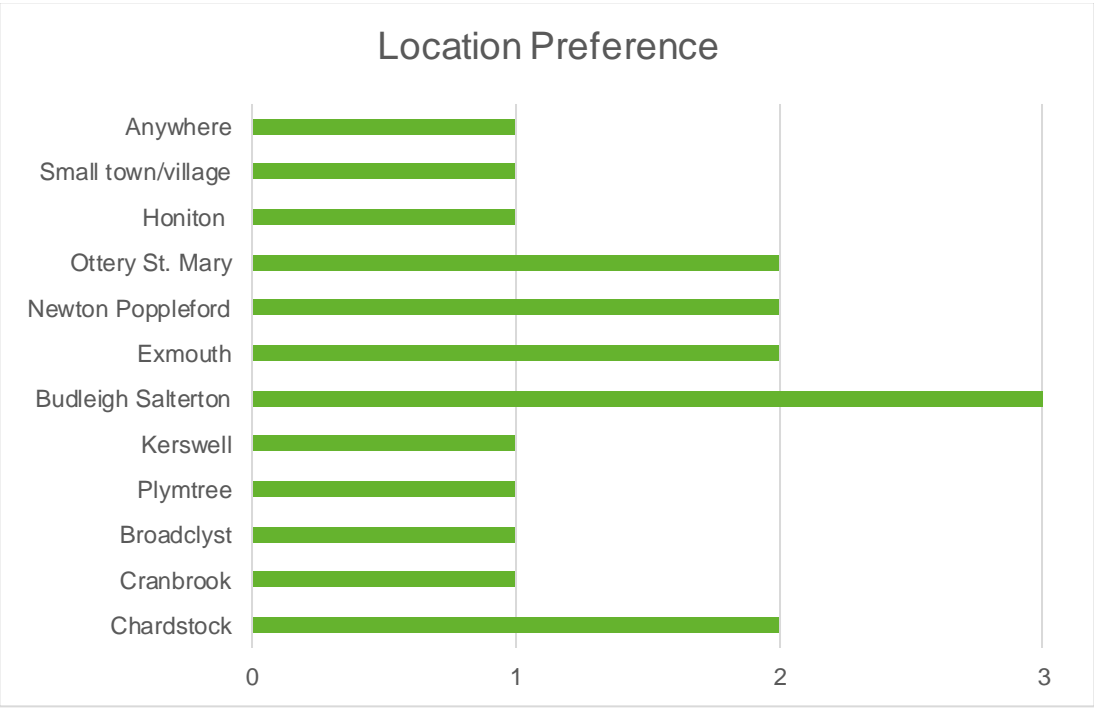


Figure 4 – Number of bedrooms wanted.

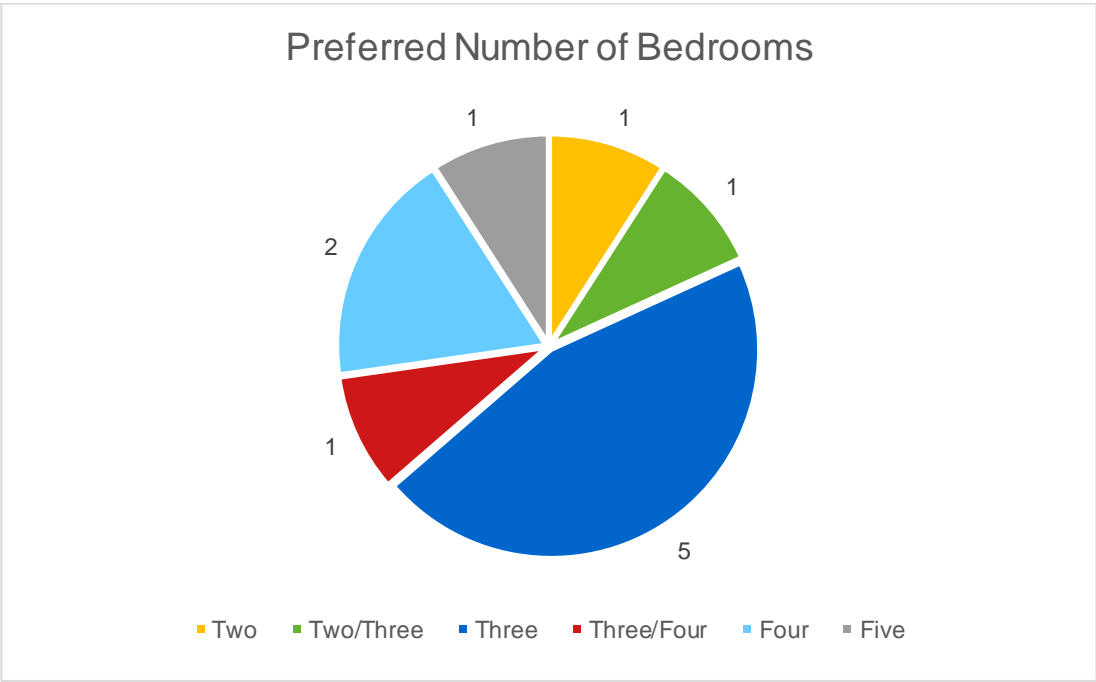


Figure 5 – Type of dwelling wanted

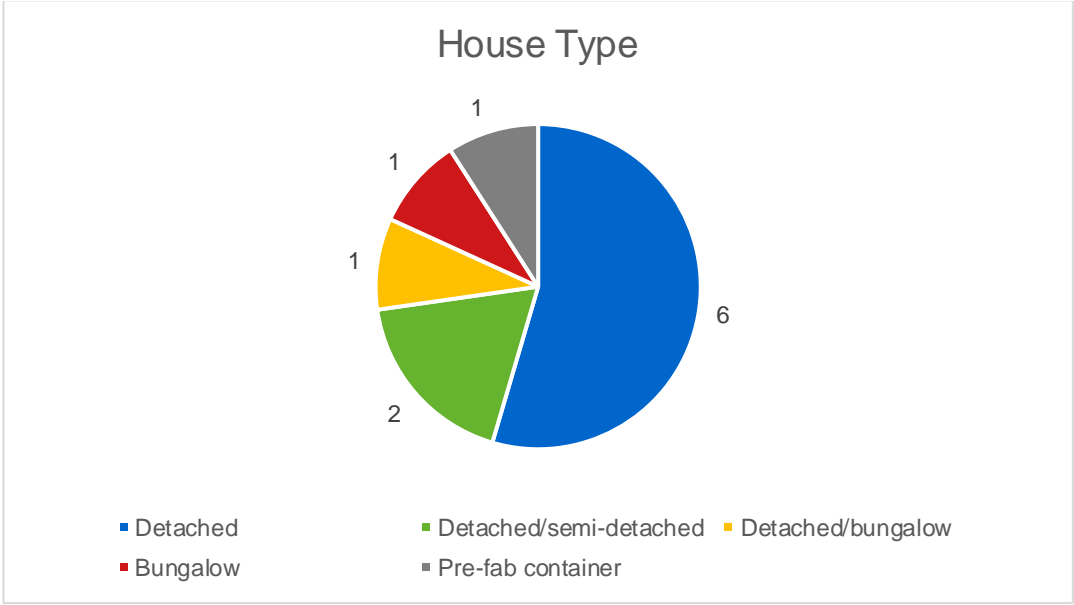
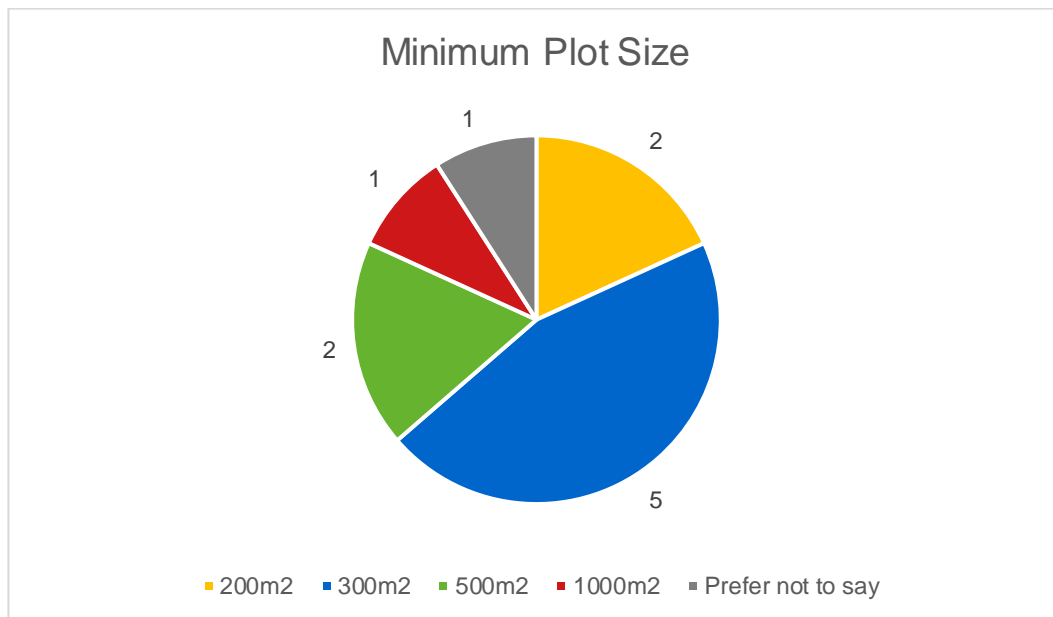


Figure 6 – Minimum plot size wanted



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

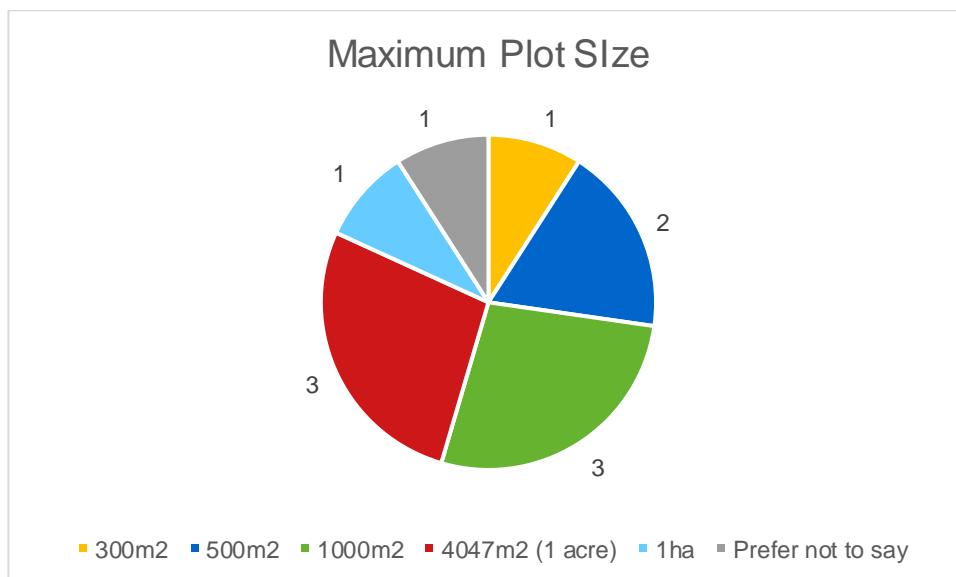


Figure 8 – Budget (plot only)

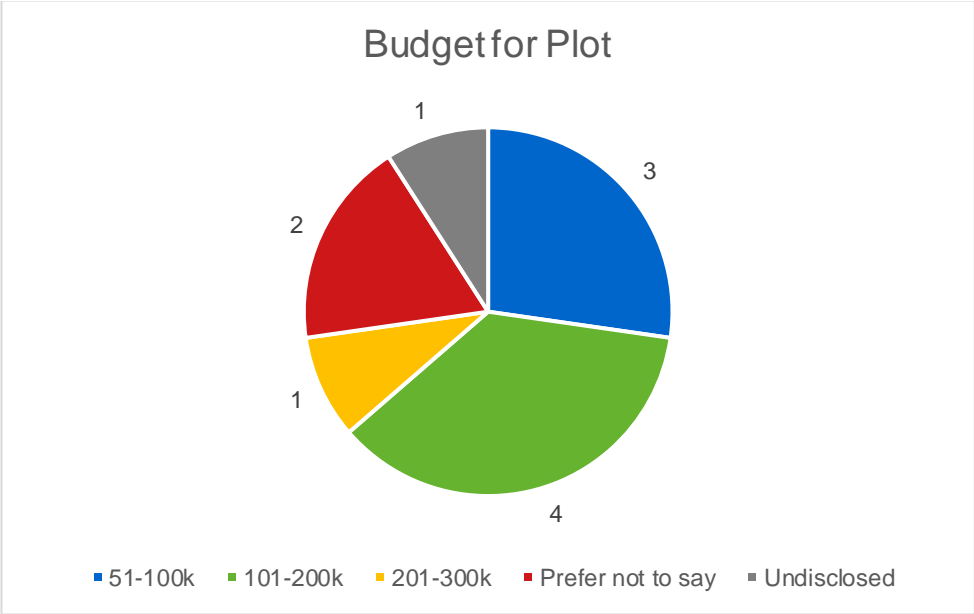
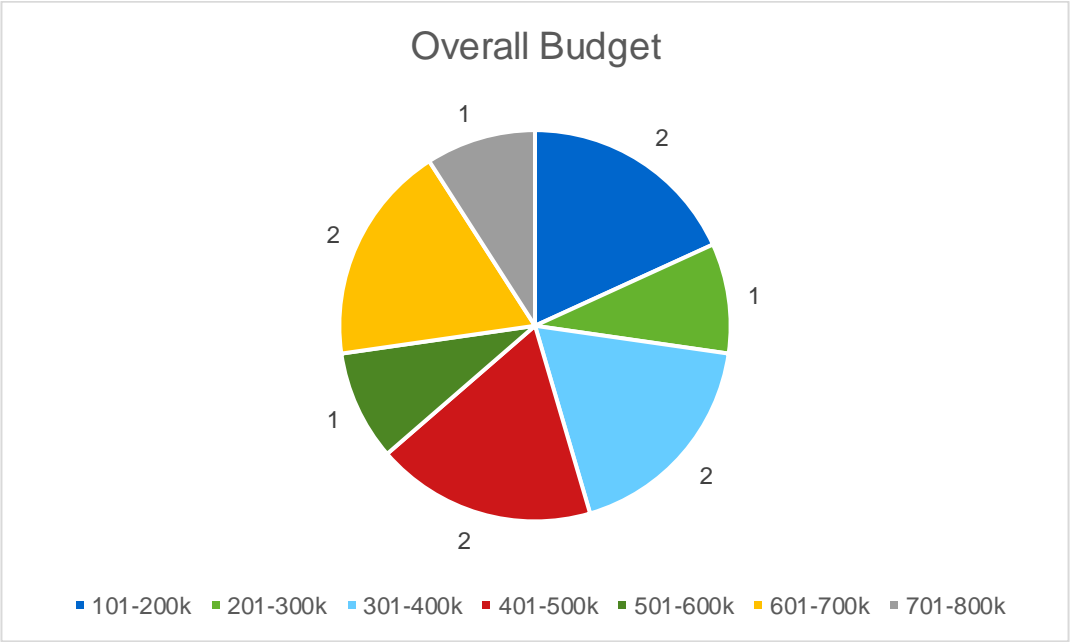
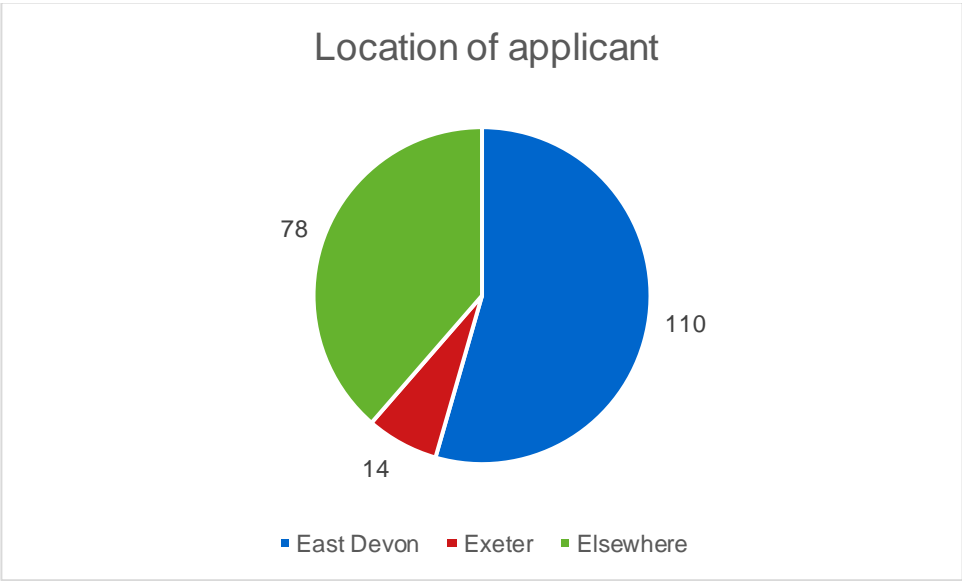
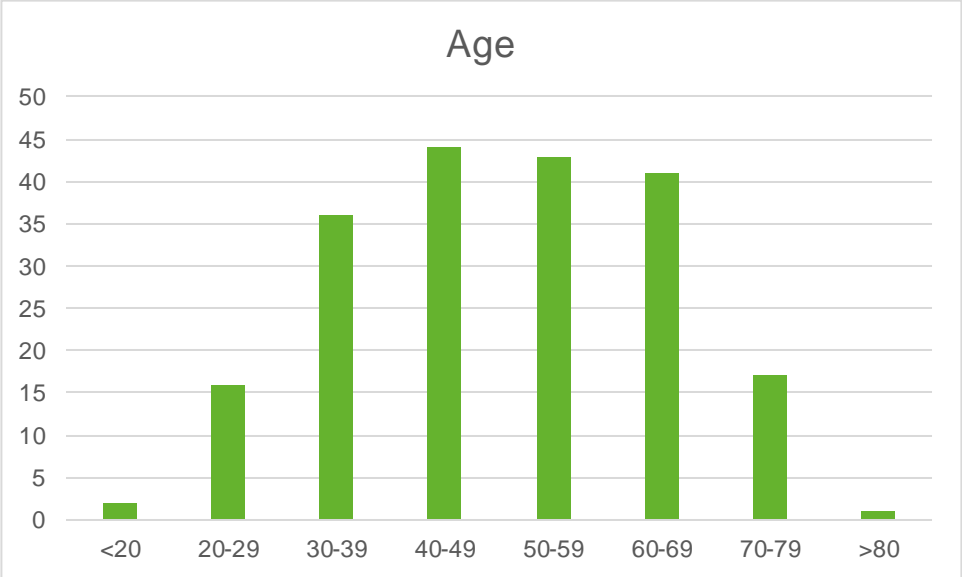


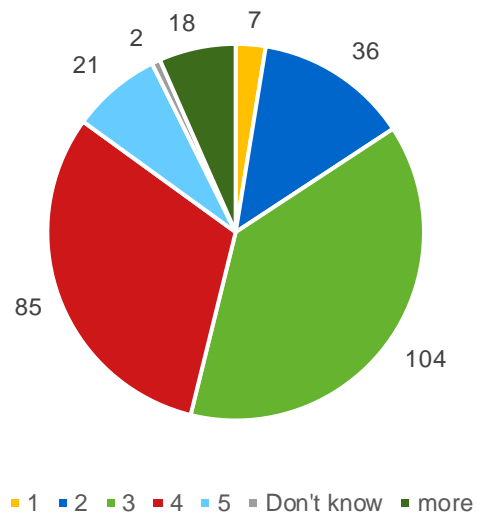
Figure 9 – Overall budget (land and building costs)

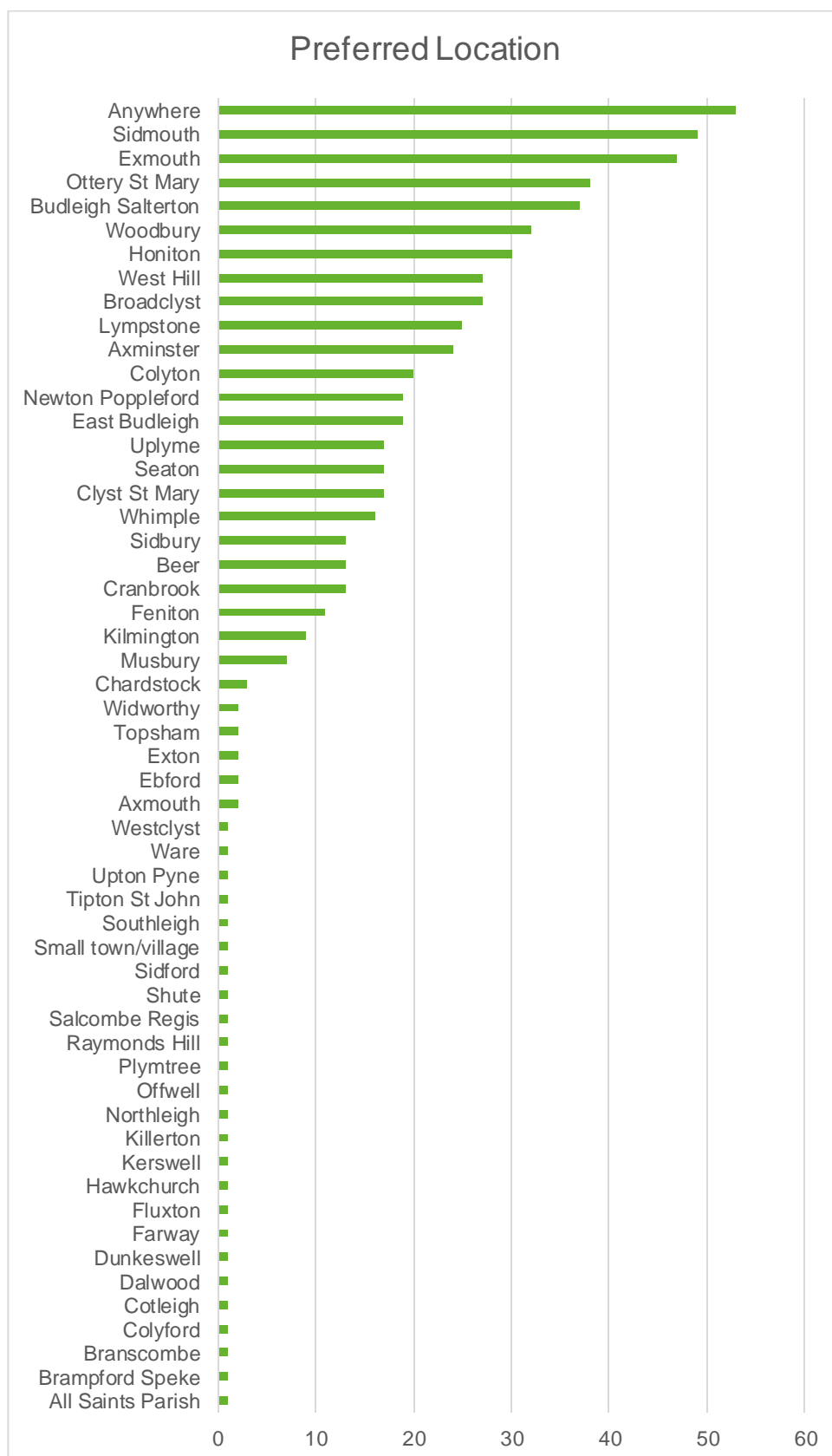


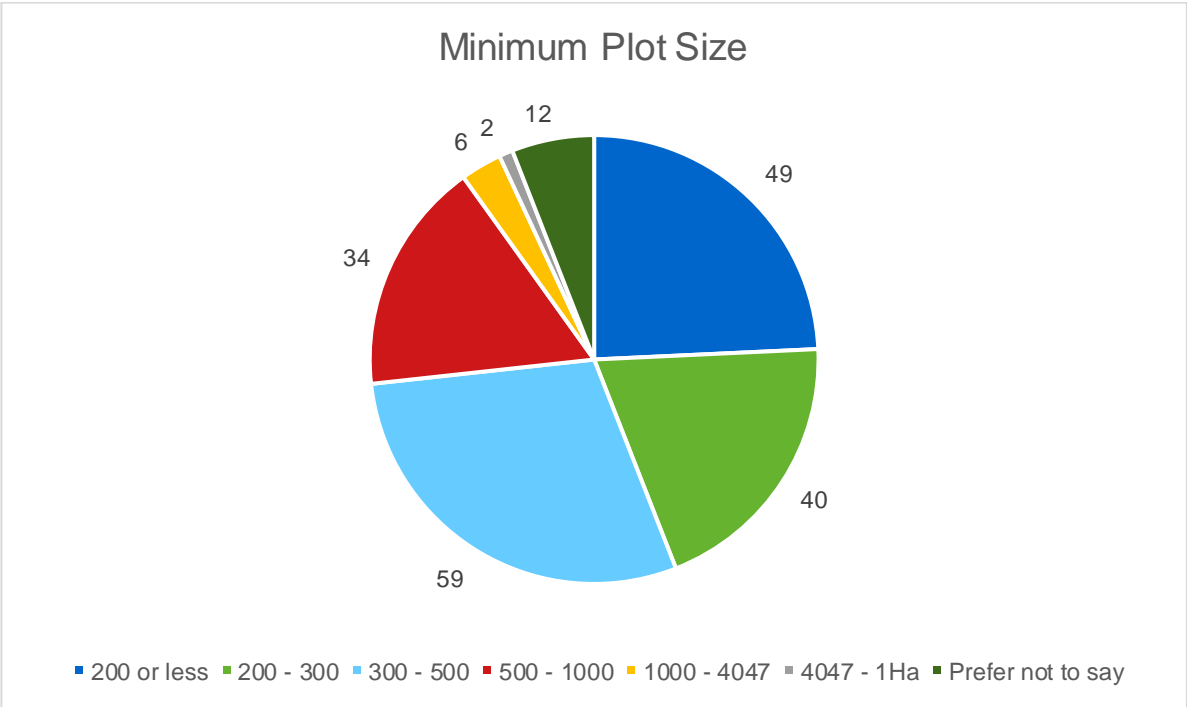
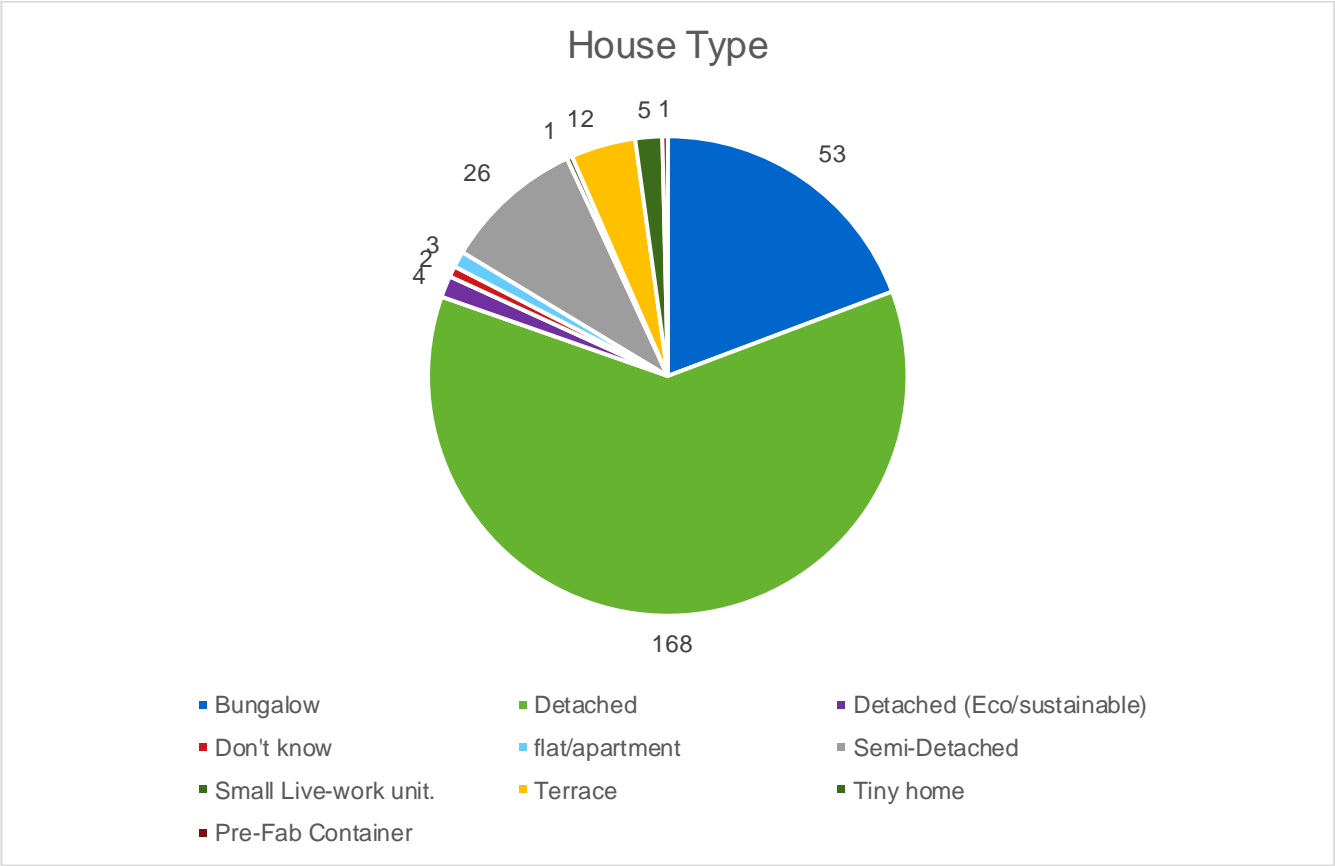
Appendix 2 Additional information from register 30/03/2016 to 30/10/2024



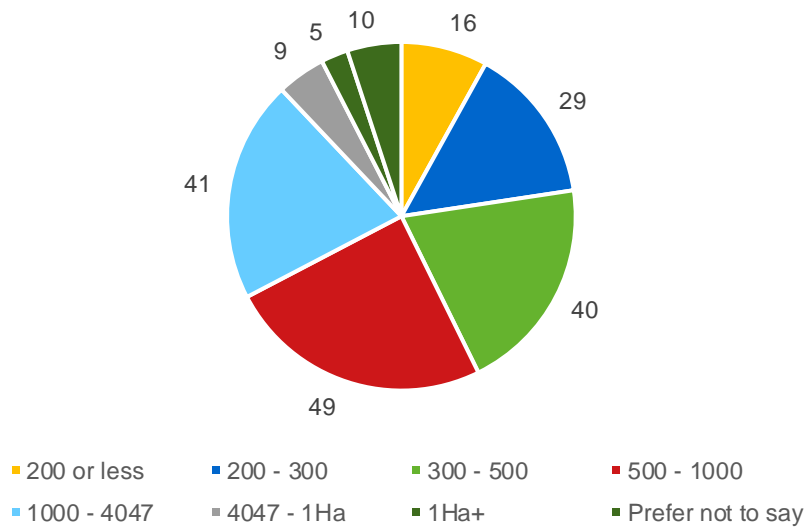
Count of How many bedrooms would you like in your new home? (1, 2, 3, 4, 5+ or don't know)







Maximum Plot Size



Budget for plot

