

**Planning policy monitoring report**

# **Self-build Demand and Supply Published Version**

9<sup>th</sup> Self-build Monitoring Report 31/10/24 to 30/10/25



**May 2026**

**East Devon – an outstanding place**

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Cover Photograph: Self-build home 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 31<sup>st</sup> October until 30<sup>th</sup> October the following year.

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## 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
31/10/24 – 30/10/25	6	2
<b>Total</b>	<b>173</b>	<b>76</b>

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## Summary of supply of 'suitable permissions granted'

This table shows supply figures by base period.

Table 2

<b>Base Period</b>	<b>Number of Suitable Permissions Granted</b>
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
31/10/24 – 30/10/25	18
<b>Total</b>	<b>277</b>

## Summary of 2024 to 2025 Base Period (31/10/2024 – 30/10/2025)

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

Table 3

Overall Demand	8 plots - See Table 4
Demand on 'Part 1'	6 plots - See Table 4
Number of plots needed to be permissioned from 31/10/25 to 30/10/28 to meet demand from 2024-2025 base period	6 plots - See Table 4
Supply (suitable permissions granted) 2024 to 2025	18 plots – See Table 5
Is there a shortfall of sites to meet demand from previous years?	No - See Table 5
Number of individuals leaving register during base period	None
Location preferences	<p>Whimble is the most popular location this year, followed by 'villages and rural parishes', and Cranbrook (see Appendix 2).</p> <p>After 'anywhere'. Sidmouth, Exmouth, Ottery St Mary and Budleigh Salterton have been noted as the most popular locations since 2016. (see appendix 3).</p>
Number of bedrooms	<p>Most people who specified a size would like a four-bedroom property (see Appendix 2).</p> <p>This is in-line with the overall trend of 3- and 4-bedroom properties being the most desired property sizes for applicants since 2016. (see appendix 3).</p>
Age of applicant	Applicants during this base period were evenly split across 30-39, 50-59 and 60-69 age groups. (see Appendix 2).

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	Since the introduction of the register, most applicants have been part of the 50-59, 40-49 and 60-69 age groups. (see appendix 3)
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# 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 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 2023 and decided to retain the local connection test. We have never imposed 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 records of self-build exemptions to the Community Infrastructure [Levy](#) (known as CIL) and subsequent self-build evidence review.

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<sup>1</sup> See report to Strategic Planning Committee of 14<sup>th</sup> February 2023 at [Agenda for Strategic Planning Committee on Tuesday, 14th February, 2023, 10.00 am - East Devon](#)

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## 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’. 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; the fifth base period from 31<sup>st</sup> October 2019 until 30<sup>th</sup> October 2020, the sixth base period from 31<sup>st</sup> October 2020 until 30<sup>th</sup> October 2021; the seventh base period from 31<sup>st</sup> October 2021 until 30<sup>th</sup> October 2022, the eighth from 31<sup>st</sup> October 2022 until 30<sup>th</sup> October 2023, the ninth from 31<sup>st</sup> October 2023 until 30<sup>th</sup> October 2024, and the tenth from 31<sup>st</sup> October 2024 until 30<sup>th</sup> October 2025.
- 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 demand figures are set out in table 4 below. The table displays the base periods since 2016 in each row. The ‘individuals’ column contains the number of individuals (e.g. single members of the public, couples) that have been added to the self-build register during each base period. ‘Associations’ are groups of individuals or bodies/individuals representing a group who wish to acquire a self-build plot. As of 2026, no associations have been added to the self-build register. Part 1 and 2 of the register are split across the two columns, showing the new entries in each base period, with the vast majority of entries since 2016 being added to Part 1. The plots required is the number of relevant permissions required to cover the demand in part 1 of the register. The final column shows the period in which the required permissions must be granted, across the subsequent 3 base periods.

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
10	31/10/24 - 30/10/25	8	0	6	2	6	31/10/25 - 30/10/28

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## 3 Supply

- 3.1 Permissions granted within the 2024 to 2025 base period have been analysed to ensure they meet the definition of self and custom build. Rather than only counting CIL exemption as done prior to the 2023/24 monitoring period, EDDC 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 31<sup>st</sup> October 2024 until 30<sup>th</sup> October 2025. Full details of supply figures for previous years are included in previous monitoring reports, with a summary included in Table 5 below.
- 3.3 Following the legislation set out in the Self and Custom-Build Housebuilding Act 2015<sup>2</sup>, permissions are considered only within the base period in which they were permissioned. As such, any excess permissions granted cannot be brought forward to cover demand in subsequent base period, unlike unmet demand shortfalls that roll forward for 3 base periods or until it is covered by the permissions being granted.
- 3.4 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). This demand was met in the 2022 to 2023 base period.
- 3.5 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 met 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, which was met in the 2023-2024 base period.

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<sup>2</sup> Self-build and Custom Housebuilding Act 2015 – Section 2A (7)

- 3.6 The trend of lower delivery rates continued into the ninth base period of 31/10/2023 to 30/10/24 with just 15 plots being permissioned. Despite this decrease, the supply meet both the 'residual' demand from the 31/10/21-30/10/2022 (3 plots) and covered all the demand from the 31/10/2022-30/10/2023 base period (9 plots), with a surplus of 3 plots.
- 3.7 The tenth base period of 31/10/2024 to 30/10/25 has shown a minor increase in the number of plots being permissioned with the number being 18. As surplus permissions cannot be brought forward from previous base periods the surplus of 3 from 23-24 cannot be used to cover to the demand for any subsequent years. Despite this, the supply of 18 plots covers all the demand from the 31/10/2023-30/10/2024 base period (8 plots), with a surplus of 10 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	18	10	Demand met by 24 - 25 supply
10	31/10/24 - 30/10/25	6	31/10/25 - 30/10/28	30/10/25 - 30/10/26	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 2023-2024 supply would meet the residual demand of 5 arising from the 2021 – 2022 base period, and some (7 plots) from the residual demand of 9 from the 2022-2023 period, leaving a shortfall of 9 plots that would need to be met between the 2024-2027 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	Demand met by 22-25 supply.
8	31/10/22- 30/10/23	9	31/10/23- 30/10/26	31/10/23- 30/10/24	9	-14**	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 – 30/10/25) and 9 to be met in the next two base period (31/10/25-30/10/27)
9	31/10/23- 30/10/24	8	31/10/24- 30/10/27	31/10/24- 30/10/25	13	-9	No demand is met by 24-25 supply (it is taken by residual from 21/22 base period and some from the 22/23 period). This leaves a residual of 1 to be met in the next base period (31/10/2025 – 30/10/26) and 8 to be met in the next two base period (31/10/25-30/10/27)

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

\*\* A review of the 23/24 monitoring report during the 24/25 update revealed a small error in the shortfall for the 22/23 base year. The true figure is -14 rather than the -17 as quoted in that paper. 'Supply by commencements' is not the figure used for government reporting and is produced in addition to the main 'supply by permission' to provide the council with a wider view of SCB delivery.

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## 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.

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## 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 (31/10/2024 to 30/10/2025). Some key points from this show that:
- The ages of people on the register are evenly split across the 30-39, 50-59 and 60-69 age groups.
  - The majority of applicants lived in East Devon;
  - The most popular location for self-building was Whimble, although several locations were highlighted;
  - Four-bedroom properties are the most desired specified dwelling size, with 28.6% of people mentioning this.
  - Fewer than half of the applicants gave a specific overall budget for their project. Of those that did, the median figure was £500,000, 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 31/10/2025. 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 50-59,
  - 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.

Table 7

No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
1	24/0632/FUL	Sea Chimneys, Southdown Road, Beer, Devon, EX12 3AE	Demolition and replacement dwelling and garage with associated landscaping.	Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	27/11/2024	17/03/2025
2	24/1491/FUL	Site Of Penny Park, Kersbrook Lane, Kersbrook	Demolition of existing dwelling and replace with 1no new dwelling, extension of domestic amenity space, creation of a new driveway off an existing access to the highway, and associated landscaping and parking	Identified as self/custom build on application form and DAS, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	10/12/2024	20/12/2024

No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
3	24/1092/FUL	Maer Brook , Maer Road, Exmouth, Devon, EX8 2DB	Demolition of existing two-storey outbuilding and erection of two storey dwelling	Condition 8 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	13/12/2024	25/08/2025
4	24/1326/TEC	Camboree House, Exton Lane, Exton, Exeter, EX3 0PN	Technical details consent for the construction of 1no. self-build dwelling (following approval 23/1621/PIP)	Condition 8 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	19/12/2024	01/07/2025
5	24/1353/FUL	Dalwood Hill Farm Bungalow , Burrow Knapp Way, Dalwood, EX13 7ES	Demolish existing dwelling and detached garage, construct 1no new dwelling and detached garage.	Condition 8 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form,	1		

No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
				CIL Part 1 exemption, BNG exemption for SCB			
6	24/2313/FUL	Barn West Of Tale Head Cottage, Payhembury	Single new dwelling to replace previous approved new build C3 designs under 21/2780/FUL	Condition 9 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	27/01/2025	15/08/2025
7	24/2285/FUL	Maer Craig, 16 Foxholes Hill, Exmouth, EX8 2DF	Demolition of existing dwelling and construction a 1.no replacement dwelling	Condition 8 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	07/03/2025	
8	25/0100/FUL	Land North East of Grange Close, Lympstone, EX8 5LD	The erection of two detached dwellings with integral double garages, to include associated	Condition 10 of planning permission ensures construction of dwelling as self-build/custom-build – being sold as 2 self-build	2	04/04/2025	22/11/2025

No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
			hard and soft landscaping.	plots with customisable homes, Identified as self/custom build on application form, CIL Part 1 exemption			
9	25/2519/FUL	Castlewell, Stockland, Honiton, EX14 9DB	Demolition and replacement of single dwelling with associated works, to include alterations to outbuilding to create a bat loft.	Condition 5 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	01/05/2025	22/08/2025
10	24/2397/FUL	7 Orchard Close, Lympstone, Exmouth, EX8 5LA	Replacement dwelling, garage and associated works	Condition 12 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	08/05/2025	18/08/2025
11	24/2690/FUL	Estuary House, Ebford,	Erection of a replacement dwelling,	Condition 8 of planning permission ensures	1	04/07/2025	08/09/2025

No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
		Exeter, EX3 0PF	following the demolition of the existing dwelling	construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design			
12	23/2422/FUL	Land To Rear Of Great Halls, Aylesbeare, EX5 2FD	Erection of highly sustainable self-build dwelling with associated landscaping and biodiversity enhancements.	Appeal statement and officers delegated report confirms this will be a self-build dwelling, CIL Part 1 exemption, Owner involvement in final design	1	22/07/2025	
13	25/1227/FUL	7 Northview Road, Budleigh Salterton, EX9 6BZ	Replacement dwelling (redesign of 24/2092/FUL), associated works and replacement of garage pitched roof with flat roof.	Condition 8 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB,	1	01/09/2025	05/01/2026
14	25/1286/FUL	South Hill Barn, Woodbury, Exeter, EX5 1LA	Demolish existing dwelling, construction of new dwelling and associated works	Condition 12 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom	1	23/09/2025	14/10/2025

No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
				build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design			
15	24/1045/FUL	Land Adjacent To Woodthorpe. Kilmington	Erection of a single storey 3-bed detached self-build bungalow and associated drainage works	S106 agreement, Condition 10 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, BNG exemption for SCB, Owner involvement in final design	1	13/10/2025	
16	25/1602/FUL	Hideaway, Stockland, Honiton, EX14 9BY	Demolition of existing dwelling; construction of replacement dwelling and associated works	Condition 3 of planning permission ensures construction of dwelling as self-build/custom-build, Identified as self/custom build on application form, CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design	1	21/10/2025	
17	25/1020/FUL	Land At Bogmoor Lane,	Conversion of agricultural barn to single	Identified as self/custom build on application form,	1	30/10/2025	06/11/2025

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No	Reference	Address	Proposal	Evidence of CSB	Plots	Date	Commenced
		Knowle Cross Lane, Whimble	dwelling and change of use of agricultural land to residential curtilage; erection of detached garage with garden store.	CIL Part 1 exemption, BNG exemption for SCB, Owner involvement in final design			

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## Appendix 2 Additional information from register 31/10/2024 to 30/10/2025

All figures relate to entries on the self-build register between 31/10/2024 and 30/10/2025 only. Numbers around the pie charts refer to the number of responses.

*One applicant did not provide any additional information, and so they will be omitted from the charts below.*

Figure 1 – Current place of residence

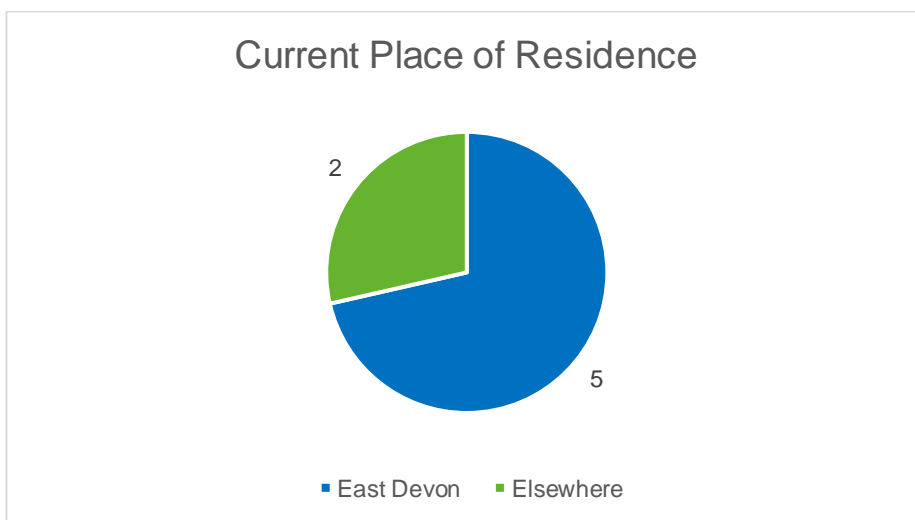


Figure 2 – Age of applicant

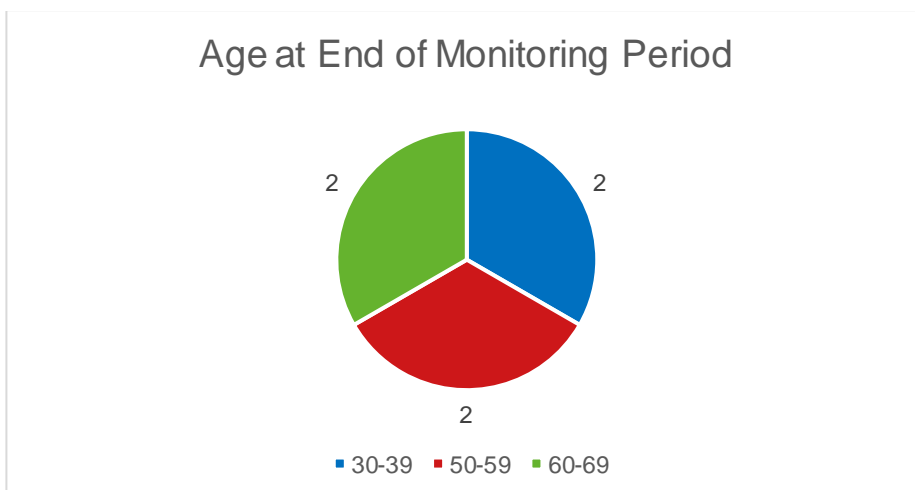


Figure 3 – Where plots are wanted.

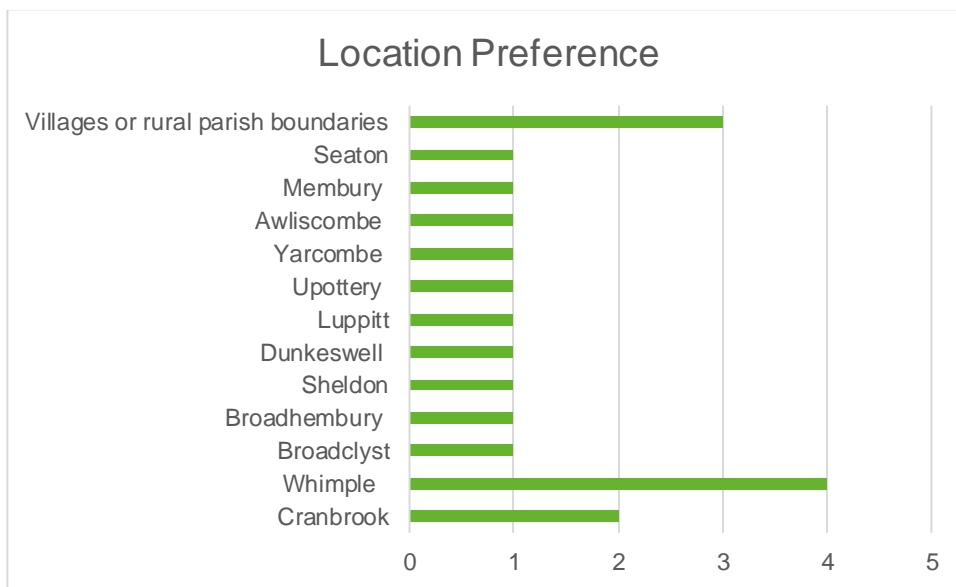


Figure 4 – Number of bedrooms wanted.

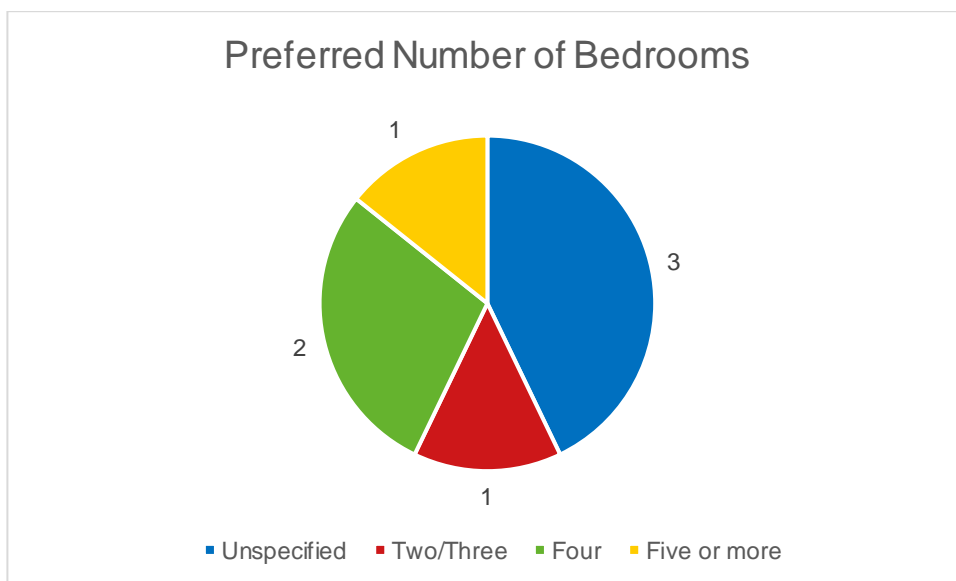


Figure 5 – Type of dwelling wanted

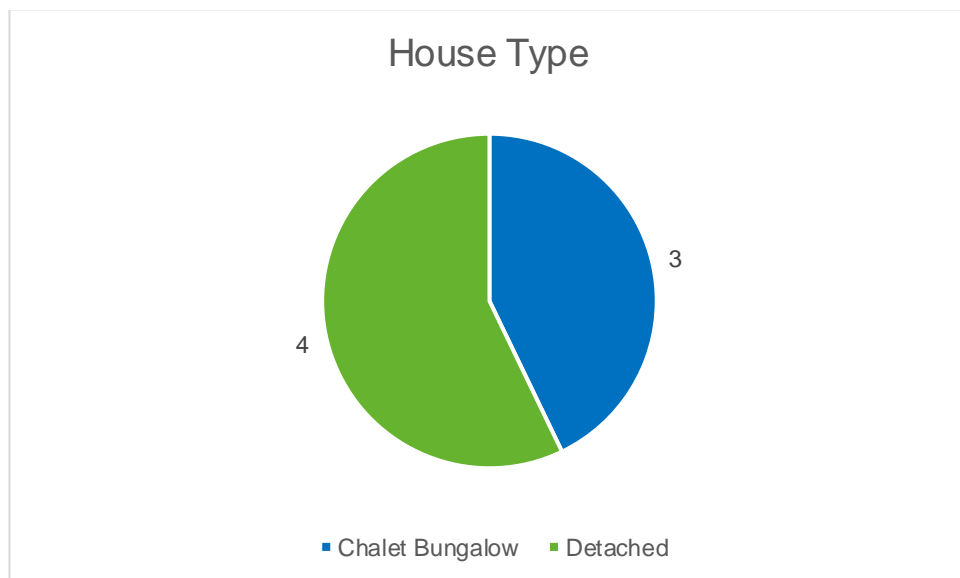
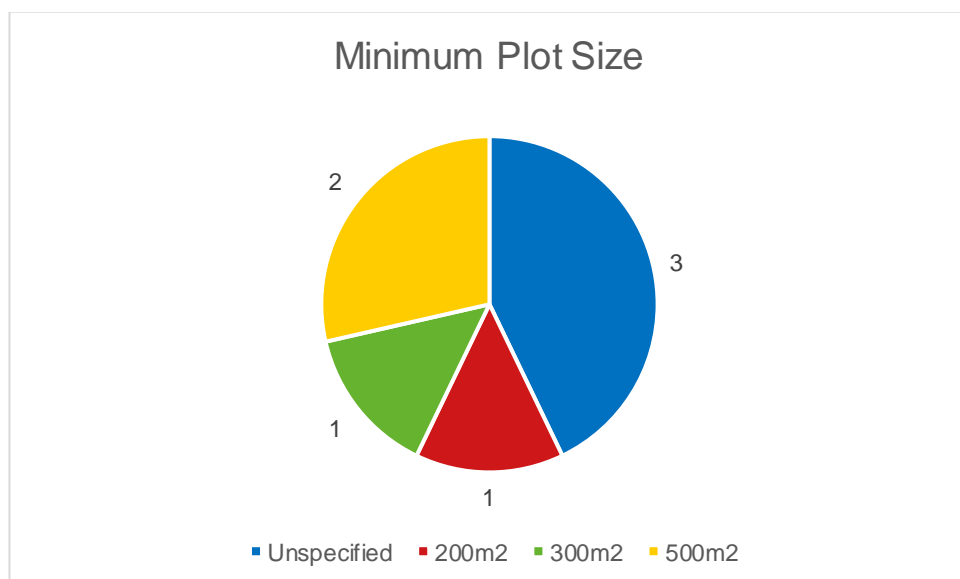


Figure 6 – Minimum plot size wanted



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

Figure 7 - Maximum plot size wanted

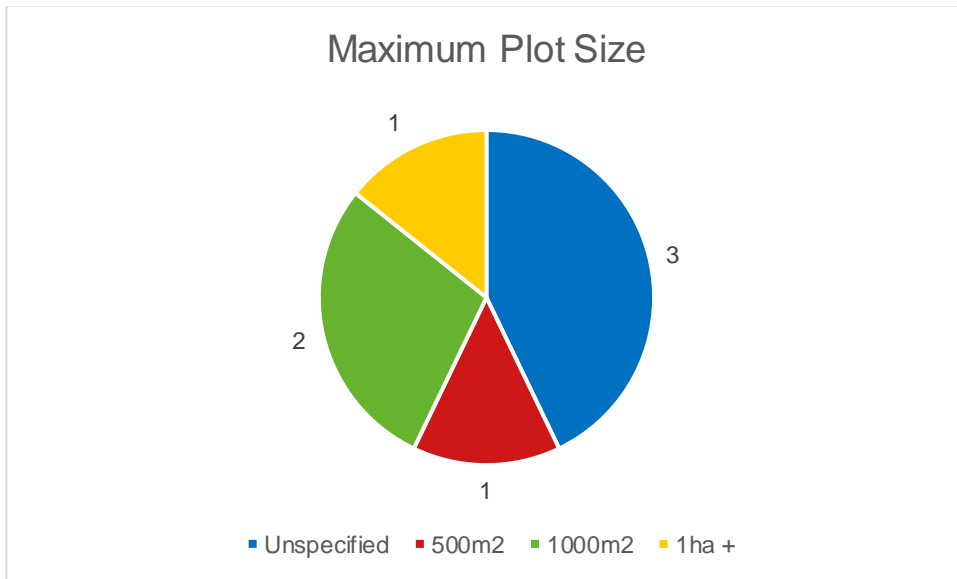


Figure 8 – Budget (plot only)

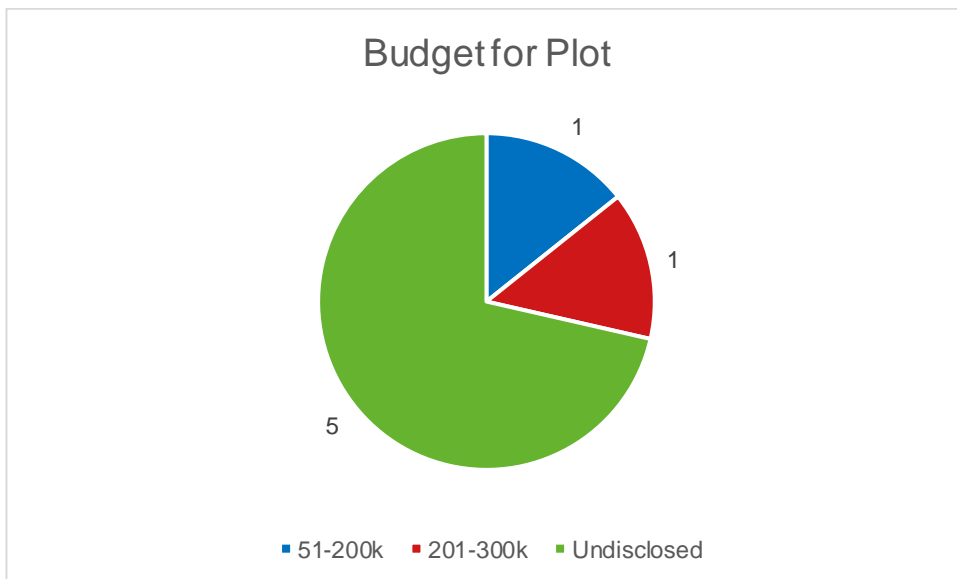
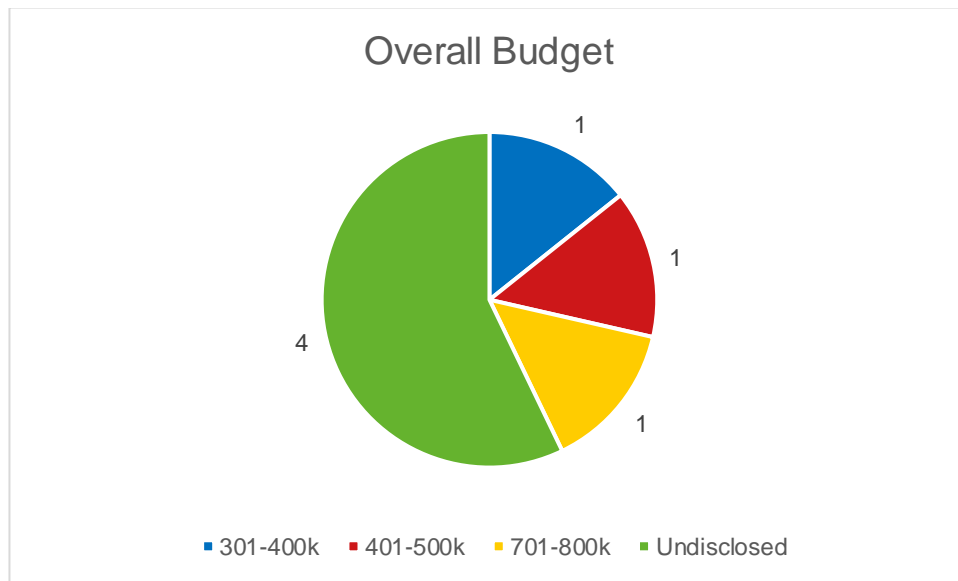
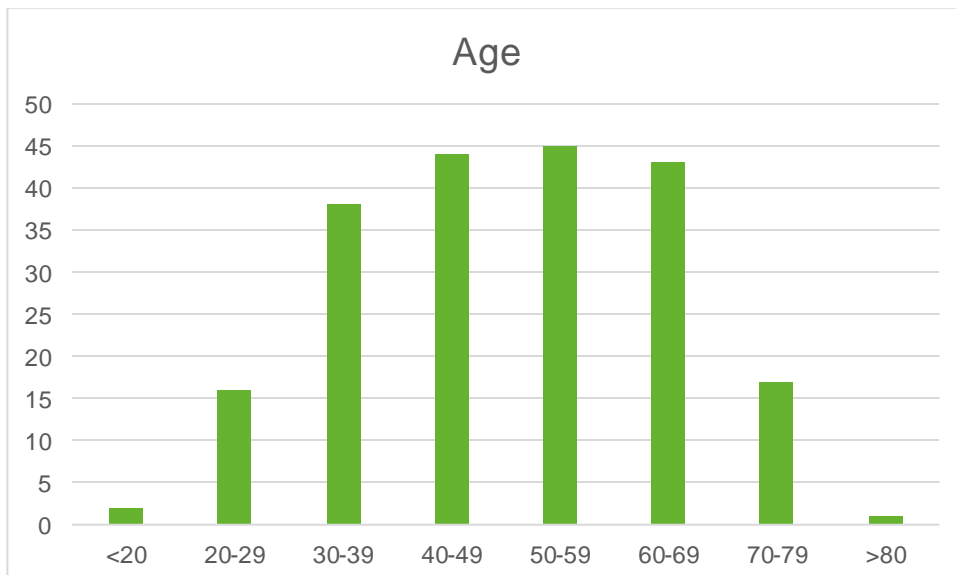


Figure 9 – Overall budget (land and building costs)



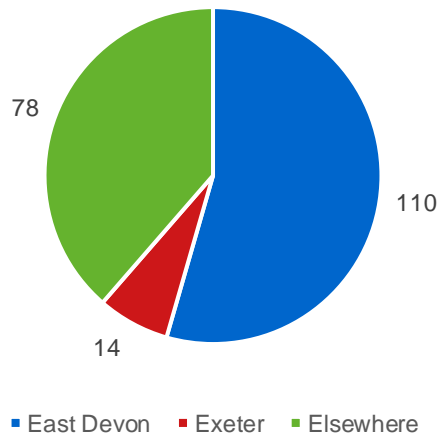
## Appendix 3 Additional information from register 30/03/2016 to 30/10/2025

The following graphs show the cumulative statistics gathered since the introduction of the Self-build register, from the 30/03/2016 to 30/10/2025.

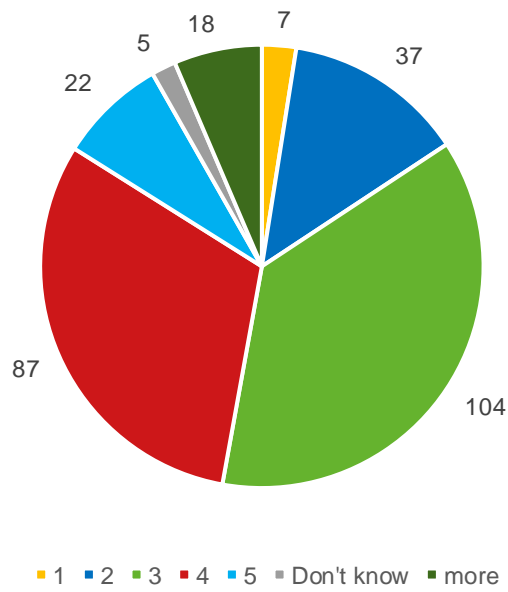


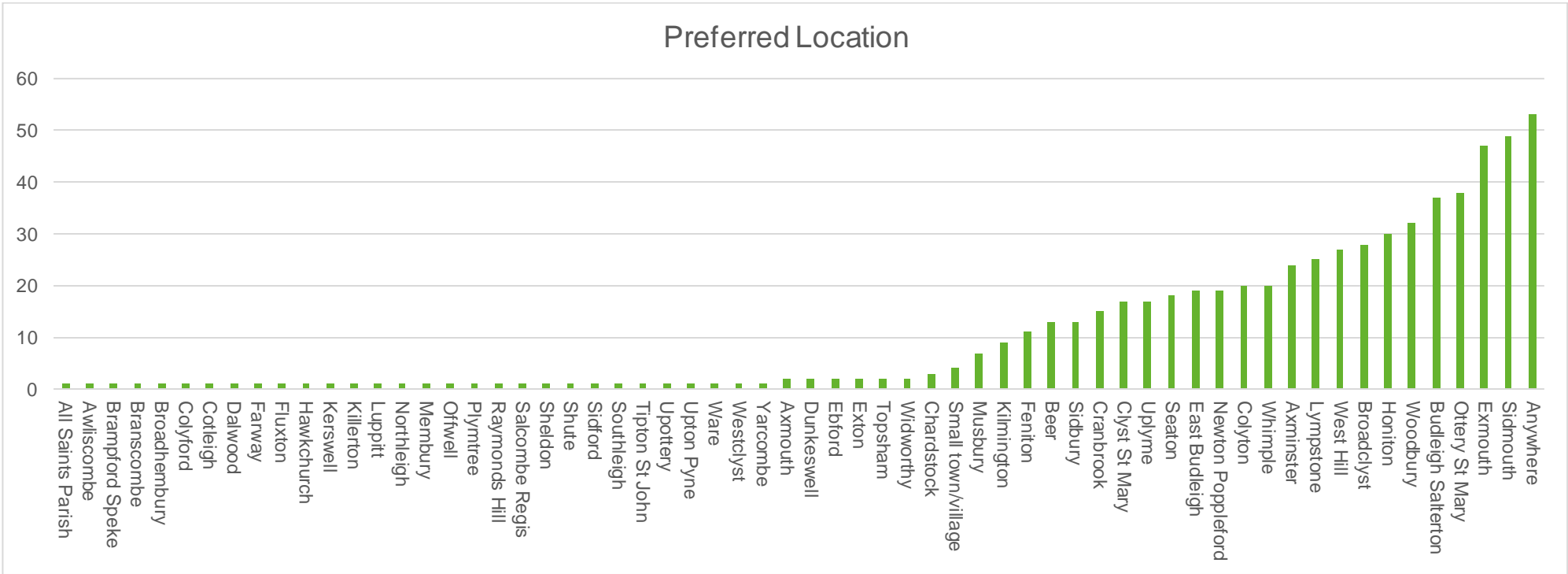
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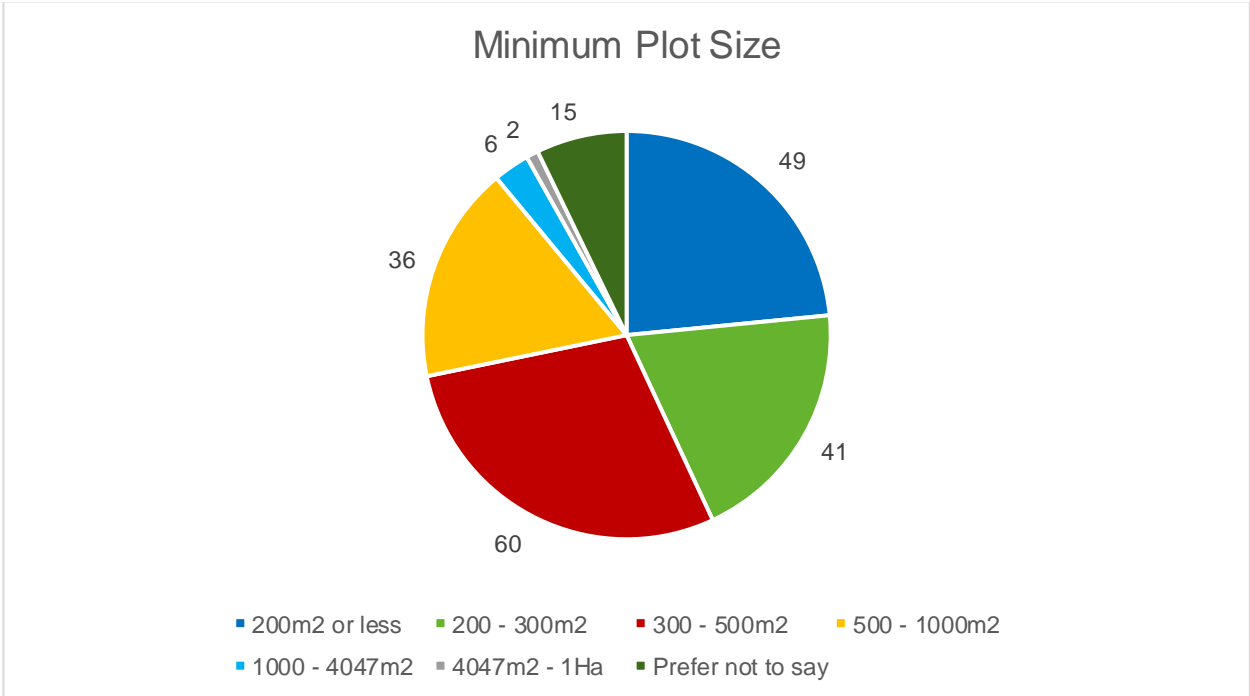
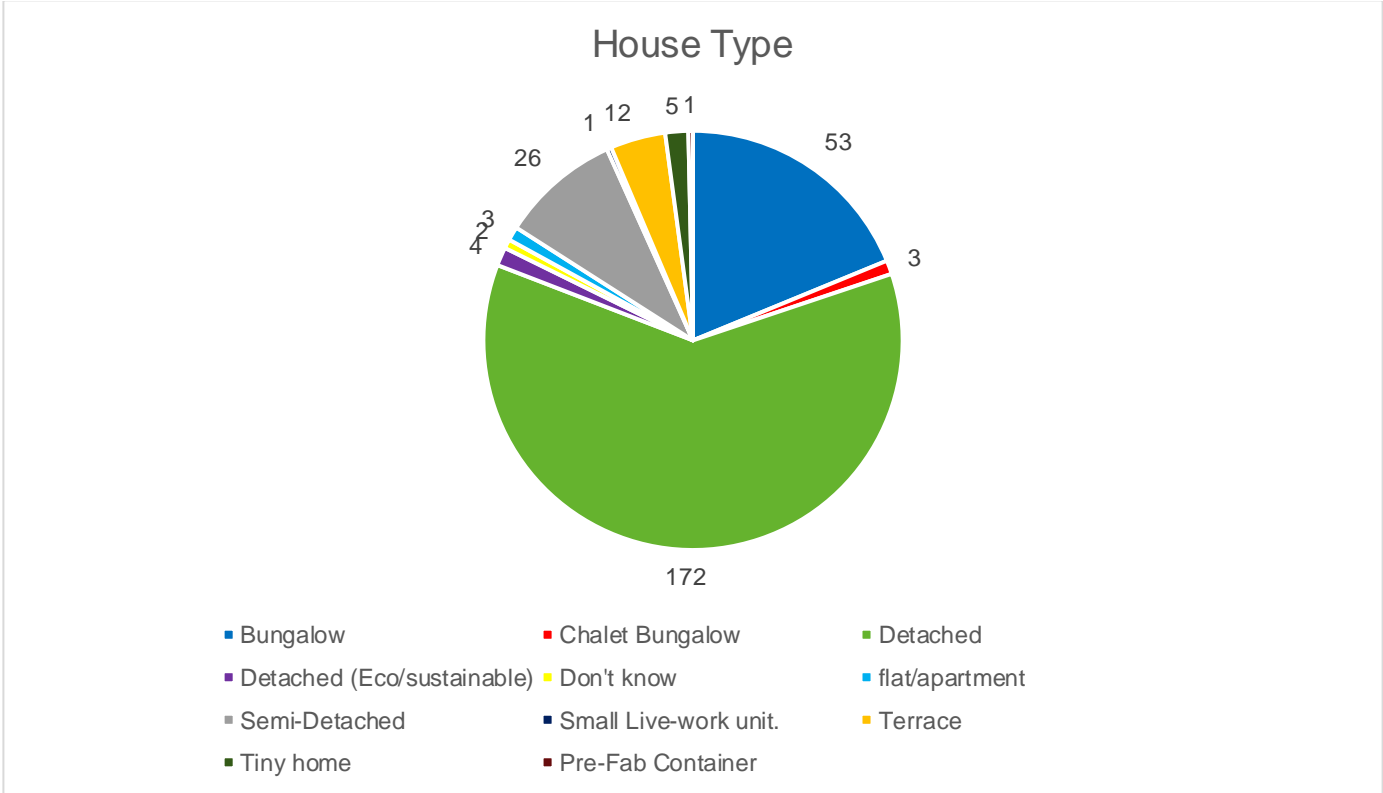
Location of applicant



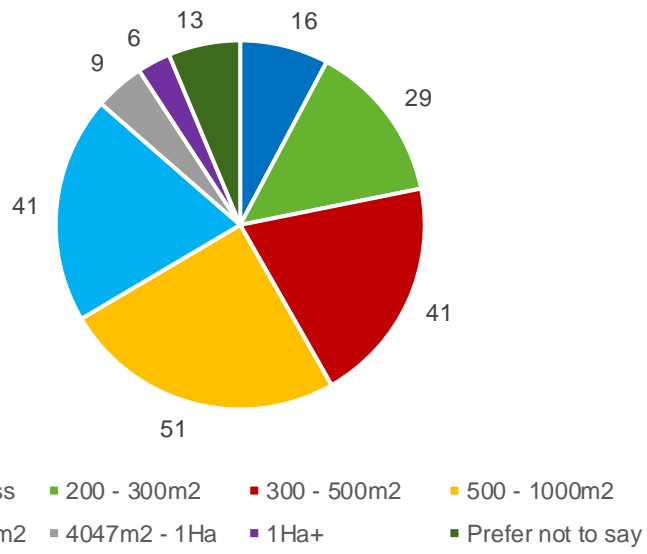
How many bedrooms would you like in your new home?



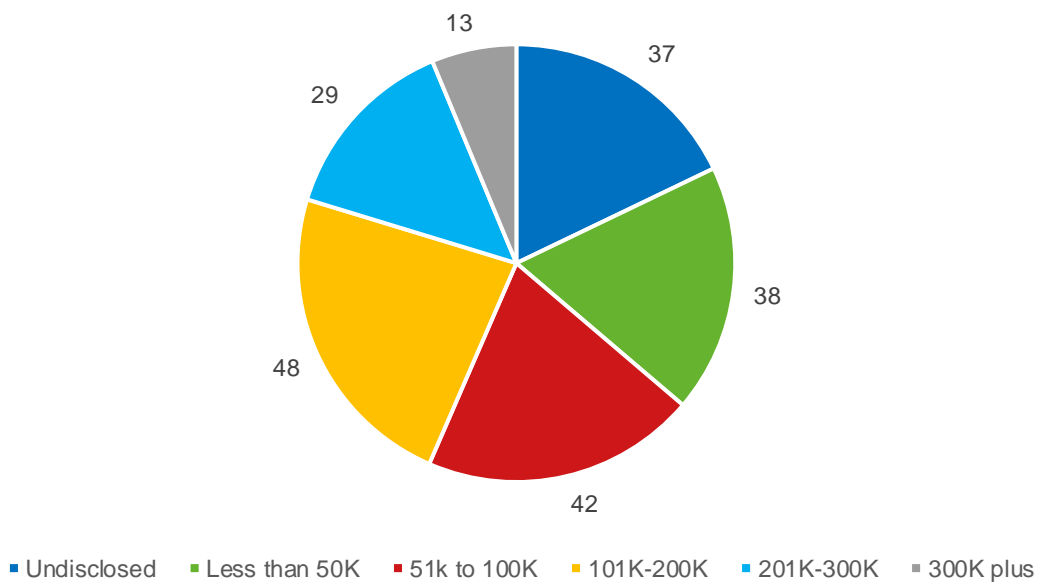




Maximum Plot Size



Budget for Plot



## Overall Budget

