

## **UTTLESFORD LOCAL PLAN 2021-2041 EXAMINATION: UDC NOTE**

### **CUSTOM AND SELF-BUILD DATA NOTE – 4<sup>th</sup> June 2025**

#### **Introduction**

The Examination Inspectors have asked (3 June 2025) that the Council provided further information relating to custom and self-build. Specifically, they have asked for the following information:

- Annual entries on the register over the last 10 years as opposed to an average; and
- Supply of self/custom build over the same period with an explanation of how that supply is identified.

The Council's evidence is contained in the Self-build and Custom Housebuilding Progress Reports<sup>1</sup>. These cover the period 1<sup>st</sup> April 2016-30 October 2023. Reports for 2020, 2021, 2022 and 2023 are available online. The December 2023 report states "An update to this report will be published annually" however due to prioritising production of the local plan this was not achieved in December 2024. The December 2023 report is therefore the most recent report.

#### **Annual entries on the register**

The annual entries on the register over time is available in Table 1 of the 2023 report<sup>2</sup>. This covers a nine-year period from 2015/16 to 2023/24. The Council has received emails requesting addition to the Register since the 2023 Report was published, however the Council has not yet publicly updated these figures for the period 31<sup>st</sup> October 2023 to 30<sup>th</sup> October 2024.

In accordance with the Self-build and Custom Housebuilding Regulations 2016, Uttlesford District Council introduced a local connection test on 08 December 2020. This enabled the register to be split into 2 parts, with individuals/associations with a local connection on Part 1 and all other individuals/associations on Part 2 of the register. The 'duty to grant planning permission' in section 2A of the Self-build and Custom Housebuilding Act 2015' only applies to Part 1 of the register.

The table below repeats the Table 1 information from the 2023 report with the additional unpublished data for 2023/24.

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<sup>1</sup> Available at: <https://www.uttlesford.gov.uk/article/5314/Self-build-and-custom-housebuilding-progress-reports>

<sup>2</sup> Available at: <https://www.uttlesford.gov.uk/media/12966/Self-build-and-Custom-Housebuilding-Progress-Report-December-2023/pdf/Self-build-and-Custom-Housebuilding-Progress-Report-2023.pdf?m=1710492228967>

| Base period                       |   | Number of new entries in the base period    |                                    | Suitable permissions required by |
|-----------------------------------|---|---|------------------------------------|----------------------------------|
| - (prior to official base period) | 29 Jan 2015 to 31 March 2016                  | Part 1: 35<br>Part 2: 22                    | 57 individuals                     | N/A                              |
| 1                                 | 1 April 2016 to 30 Oct 2016                   | Part 1: 12<br>Part 2: 18                    | 30 individuals                     | 30 October 2019                  |
| 2                                 | 31 Oct 2016 to 30 Oct 2017                    | Part 1: 26<br>Part 2: 45<br>Part 2: 1 group | 71 individuals<br>1 group          | 30 October 2020                  |
| 3                                 | 31 Oct 2017 to 30 Oct 2018                    | Part 1: 14<br>Part 2: 30                    | 44 individuals                     | 30 October 2021                  |
| 4                                 | 31 Oct 2018 to 30 Oct 2019                    | Part 1: 12<br>Part 2: 10                    | 22 individuals <sup>3</sup>        | 30 October 2022                  |
| 5                                 | 31 Oct 2019 to 30 Oct 2020                    | Part 1: 3<br>Part 2: 2                      | 5 individuals                      | 30 October 2023                  |
| 6                                 | 31 Oct 2020 to 30 Oct 2021                    | Part 1: 8<br>Part 2: 2                      | 10 individuals                     | 30 October 2024                  |
| 7                                 | 31 Oct 2021 to 30 Oct 2022                    | Part 1: 3<br>Part 2: 2                      | 5 individuals                      | 30 October 2025                  |
| 8                                 | 31 Oct 2022 to 30 Oct 2023                    | Part 1: 7<br>Part 2: 1                      | 8 individuals                      | 30 October 2026                  |
| 9 (as yet unpublished)            | 31 Oct 2023 to 30 Oct 2024                    | Part 1: 7<br>Part 2: 1                      | 8 individuals                      | 30 October 2027                  |
| <b>Total</b>                      | <b>29 Jan 2015 to 30 Oct 2024 (~10 years)</b> | <b>Part 1: 127<br/>Part 2: 133</b>          | <b>260 individuals<br/>1 group</b> | -                                |
| <b>Average per annum</b>          | -   | <b>Part 1:13<br/>Part 2:13</b>              | <b>26 individuals</b>              | -                                |

**Supply of self/custom build over the same period with an explanation of how that supply is identified**

The supply of CSB permissions over time is available in Table 2 of the 2023 report<sup>4</sup>. As stated in section 5.2 and 5.3 of the report:

“5.2 For monitoring purposes, we will only count plots:

- With planning permission that has a self and custom build in their description, and
- Single plots that meet the legal definition set out by the Self-build and Custom Housebuilding Act 2015

5.3 Table 2 below shows the number of dwellings that have been granted permissions (full or outline), on single plots for each base period. Conversions of buildings from other uses (barn conversions) to dwellings have been included. Planning permissions for flatted schemes have

<sup>3</sup> The published reports from 2020 onwards all show 32 individuals in this cell not 22 (which is the sum of 12 and 10 from Parts 1 and 2). 22 dwellings has therefore been used.

<sup>4</sup> [Self-build and Custom Housebuilding Progress Report 2023 - Uttlesford District Council](#)

been excluded (as they are not typically self- or custom-built projects in the District). Retrospective applications have also been excluded.”

The supply figures have not been updated since the 2023 Report was published, however from a quick review of the Council’s monitoring data<sup>5</sup> in **HOU7** and **UTT5** the provisional figures for 2023/24 are added to the table below:

| Demand Part 1 Entries   | Number of serviced plots permitted |  |                                   |            |
|---|------------------------------------|--|-----------------------------------|------------|
|   | Year                               | Total  |                                   |            |
|   |                                    | Self-build/custom build in the application description | Single plots dwelling permissions | Total      |
| <b>1<sup>st</sup> base period: 1 April 2016 to 30 October 2016</b>    |                                    |  |                                   |            |
| 12 entries  | 1 April 2016 to 30 October 2016    | 1  | 57                                | 58         |
| <b>12</b>   | <b>TOTAL</b>                       | <b>1</b>   | <b>57</b>                         | <b>58</b>  |
| <b>2<sup>nd</sup> base period: 31 October 2016 to 30 October 2019</b> |                                    |  |                                   |            |
| 52 entries  | 31 October 2016 to 30 October 2017 | 29   | 187                               | 216        |
|   | 31 October 2017 to 30 October 2018 | 5  | 151                               | 156        |
|   | 31 October 2018 to 30 October 2019 | 9  | 151                               | 160        |
| <b>52</b>   | <b>TOTAL</b>                       | <b>43</b>  | <b>489</b>                        | <b>532</b> |
| <b>3<sup>rd</sup> base period: 31 October 2017 to 30 October 2020</b> |                                    |  |                                   |            |
| 29 entries  | 31 October 2017 to 30 October 2018 | 5  | 151                               | 156        |
|   | 31 October 2018 to 30 October 2019 | 9  | 151                               | 160        |
|   | 31 October 2019 to 30 October 2020 | 3  | 51                                | 54         |
| <b>29</b>   | <b>TOTAL</b>                       | <b>17</b>  | <b>353</b>                        | <b>370</b> |
| <b>4<sup>th</sup> base period: 31 October 2018 to 30 October 2021</b> |                                    |  |                                   |            |
| 23 entries  | 31 October 2018 to 30 October 2019 | 9  | 151                               | 160        |
|   | 31 October 2019 to 30 October 2020 | 3  | 51                                | 54         |
|   | 31 October 2020 to 30 October 2021 | 1  | 121                               | 122        |

<sup>5</sup> Housing monitoring is undertaken for annually for the financial year 1<sup>st</sup> April to 31<sup>st</sup> March. The CSB period runs from 31 October to 30 October the following year, so they are not directly comparable.

| Demand<br>Part 1<br>Entries   | Number of serviced plots permitted       |   |   |            |
|---|--|---|---|------------|
|   | Year                                     | Total   |   |            |
|   |  | Self-build/custom build in<br>the application description | Single plots<br>dwelling<br>permissions | Total      |
| <b>23</b>   | <b>TOTAL</b>                             | <b>13</b>   | <b>323</b>                              | <b>336</b> |
| <b>5<sup>th</sup> base period: 31 October 2019 to 30 October 2022</b> |  |   |   |            |
| 14 entries  | 31 October 2019<br>to 30 October<br>2020 | 3   | 51                                      | 54         |
|   | 31 October 2020<br>to 30 October<br>2021 | 1   | 121                                     | 122        |
|   | 31 October 2021<br>to 30 October<br>2022 | 1   | 101                                     | 102        |
| <b>14</b>   | <b>TOTAL</b>                             | <b>6</b>  | <b>273</b>                              | <b>278</b> |
| <b>6<sup>th</sup> base period: 31 October 2020 to 30 October 2023</b> |  |   |   |            |
| 11 entries  | 31 October 2020<br>to 30 October<br>2021 | 1   | 121                                     | 122        |
|   | 31 October 2021<br>to 30 October<br>2022 | 1   | 101                                     | 102        |
|   | 31 October 2022<br>to 30 October<br>2023 | 62  | 57                                      | 119        |
| <b>11</b>   | <b>TOTAL</b>                             | <b>64</b>   | <b>279</b>                              | <b>343</b> |
| <b>7<sup>th</sup> base period: 31 October 2021 to 30 October 2024</b> |  |   |   |            |
| 17 entries  | 31 October 2021<br>to 30 October<br>2022 | 1   | 101                                     | 102        |
|   | 31 October 2022<br>to 30 October<br>2023 | 62  | 57                                      | 119        |
|   | 31 October 2023<br>to 30 October<br>2024 | 8   | 87                                      | 95         |
| <b>17</b>   | <b>TOTAL</b>                             | <b>71</b>   | <b>245</b>                              | <b>316</b> |