

UTTLESFORD LOCAL PLAN 2021-2041 EXAMINATION: UDC NOTE

CUSTOM AND SELF-BUILD DATA NOTE – 4th 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 Reports¹. These cover the period 1st 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 report². 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 31st October 2023 to 30th 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The table below repeats the Table 1 information from the 2023 report with the additional unpublished data for 2023/24.

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

² 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 Part 2: 22	57 individuals	N/A
1	1 April 2016 to 30 Oct 2016	Part 1: 12 Part 2: 18	30 individuals	30 October 2019
2	31 Oct 2016 to 30 Oct 2017	Part 1: 26 Part 2: 45 Part 2: 1 group	71 individuals 1 group	30 October 2020
3	31 Oct 2017 to 30 Oct 2018	Part 1: 14 Part 2: 30	44 individuals	30 October 2021
4	31 Oct 2018 to 30 Oct 2019	Part 1: 12 Part 2: 10	22 individuals ³	30 October 2022
5	31 Oct 2019 to 30 Oct 2020	Part 1: 3 Part 2: 2	5 individuals	30 October 2023
6	31 Oct 2020 to 30 Oct 2021	Part 1: 8 Part 2: 2	10 individuals	30 October 2024
7	31 Oct 2021 to 30 Oct 2022	Part 1: 3 Part 2: 2	5 individuals	30 October 2025
8	31 Oct 2022 to 30 Oct 2023	Part 1: 7 Part 2: 1	8 individuals	30 October 2026
9 (as yet unpublished)	31 Oct 2023 to 30 Oct 2024	Part 1: 7 Part 2: 1	8 individuals	30 October 2027
Total	29 Jan 2015 to 30 Oct 2024 (~10 years)	Part 1: 127 Part 2: 133	260 individuals 1 group	-
Average per annum	-	Part 1:13 Part 2:13	26 individuals	-

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 report⁴. 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

³ 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.

⁴ [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 data⁵ 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
1 st base period: 1 April 2016 to 30 October 2016				
12 entries	1 April 2016 to 30 October 2016	1	57	58
12	TOTAL	1	57	58
2 nd base period: 31 October 2016 to 30 October 2019				
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
52	TOTAL	43	489	532
3 rd base period: 31 October 2017 to 30 October 2020				
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
29	TOTAL	17	353	370
4 th base period: 31 October 2018 to 30 October 2021				
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

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

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