

**East Devon Local Plan 2020-2042**



# Self-build and Custom Housing

Evidence Paper - HOU-015



November 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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## 1 Introduction

- 1.1 This topic paper has been prepared in support of the submission version of the East Devon Local Plan 2020-2042. It provides context around national legislation and local Custom and Self-build (CSB) policy, background information on local self-build demand and monitoring, and a breakdown of the future approach we are taking in the emerging local plan and additional neighbourhood plan policies.
- 1.2 The new community is referenced throughout this document. It is important to note that these references are to the 2<sup>nd</sup> new community, now named Marlcombe, rather than the previous new community of Cranbrook.
- 1.3 The new town of Cranbrook is covered by separate policies for Custom and Self-build housing, as part of the Cranbrook Plan<sup>1</sup>. The impact that these policies will have on the overall supply of CSB housing in the district are covered in paragraphs 4.13-4.17 below.

## 2 National Planning Policy and Legislation

- 2.1 To ensure a sufficient supply of homes and promote a mix of local sites for housing development, the National Planning Policy Framework (NPPF) states that councils should identify the need for different size, type and tenures of housing within their community, and that local policies should support small sites and mixed tenure developments to come forward with community-led and self-build and custom build housing.<sup>2</sup>
- 2.2 Additionally, 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. As of January 2024, 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.

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<sup>1</sup> [cranbrook-plan-dpd-adopted.pdf](#)

<sup>2</sup> National Planning Policy Framework (Dec 2024), para 63 & 70b: [National Planning Policy Framework](#)

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## 3 Custom and Self Build Monitoring

### Demand

- 3.1 Since 2016, in line with Planning Policy Guidance (PPG)<sup>3</sup>, East Devon District Council has kept a register for parties interested in Custom and Self-build housebuilding.
- 3.2 The East Devon register is divided into 2 parts, with those on part 1 of the register holding a local connection such as working or living within the district for at least the last three years. The council does not charge parties to join the register.
- 3.3 The level of demand the council must meet by providing enough serviced plots is based on part 1 figures, however both part 1 and 2 of the register are used to indicate overall demand of self-build within the district and to inform decisions by the council.

**Table 1 – Annual additions to the register**

Base Period	Number on Part 1	Number on Part 2	Total
30/03/16 - 30/10/16	32	0	32
31/10/16 - 30/10/17	40	3	43
31/10/17 - 30/10/18	9	9	18
31/10/18 - 30/10/19	19	10	29
31/10/19 - 30/10/20	13	10	23
31/10/20 - 30/10/21	26	18	44
31/10/21 – 30/10/22	11	17	28
31/10/22 – 30/10/23	9	4	13
31/10/23 – 30/10/24	8	3	11
<b>Total</b>	<b>167</b>	<b>74</b>	<b>241</b>

<sup>3</sup> Planning Policy Guidance (PPG) Self-build and custom housebuilding registers, para 001: [Self-build and custom housebuilding - GOV.UK](#)

- 3.4 On average there have been 27 new additions to the register each year, with the majority meeting the local connection criteria to be added to part 1 of the register. The number has fallen over the last three base periods, to the lowest figure recorded in 2024 since the register started in 2016.
- 3.5 Of the individuals who provided their current location on their application forms, 54.6% were located in East Devon.
- 3.6 Registrants are also asked on their application form “*In which East Devon settlement would you like a serviced plot?*” As seen in table 3, many locations across East Devon have received over 10 applicants expressing interested in a self-build since 2016, with the coastal town of Sidmouth being the most popular, followed by East Devon’s largest town of Exmouth, and the town of Ottery St Mary. Registrants are able to list multiple locations of interest.

**Table 2 – Preferred settlements with over 10 expressions of interest on the register**

Settlement	Number
Sidmouth	49
Exmouth	47
Ottery St Mary	38
Budleigh Salterton	37
Woodbury	32
Honiton	30
Broadclyst	27
West Hill	27
Lympstone	25
Axminster	24
Colyton	20
East Budleigh	19
Newton Poppleford	19
Clyst St Mary	17
Seaton	17
Uplyme	17
Whimple	16
Cranbrook	13
Beer	13
Sidbury	13
Feniton	11

- 3.7 Additional information collected by the register application form includes the applicants desired house type and number of bedrooms. This information shows that 61% of applicants (from 2016-2024) would like to build a detached property, by far the most popular house type, followed by bungalows at 19%, with 3 and 4 bedrooms being the most common property size at 38% and 31% respectively.

## Supply

- 3.8 Methods used by the council in counting supply of self-build permissions have developed since the first self-build monitoring report in 2016, to take account of new legislation, amendments and guidance. Details of how supply has been measured are given in each yearly monitoring report<sup>4</sup>.
- 3.9 Following the legislative changes brought in by the LURA 2023 to ensure that only land explicitly used for CSB was included, permissions for the 2023-24 base period were counted for CSB only if applications specifically stated self and custom build, or if they showed clear evidence of being a CSB project such as BNG exemption or clear initial owner input into the final design, as noted in our 2024 monitoring report<sup>5</sup>.

**Table 3 – 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

- 3.10 As seen in table 2, East Devon District Council has fulfilled its duty by meeting and in some years surpassing the amount of demand with supply by permissions for self and custom build plots up to the 2023-2024 base period.

<sup>4</sup> See archived reports at [Monitoring - East Devon](#)

<sup>5</sup> 8<sup>th</sup> Self-build Monitoring Report 31/10/23 to 30/10/24: [csb-monitoring-report-2023-to-2024.pdf](#)

## 4 Emerging Local Plan Response

- 4.1 Self and Custom build dwellings contribute to the overall housing supply of East Devon, meeting the needs of residents by allowing them to build tailor made homes, and diversifying the districts housing stock with high quality, innovative and modern homes.
- 4.2 East Devon District Council has consistently met the need shown on the self-build register up to the 2023-2024 base period. In producing the new East Devon Local Plan 2020-2042, the council aims to ensure the delivery of Self and Custom build housing continues to be supported in the coming years, and that the council continues to meet its obligations regarding government legislation for monitoring and meeting self-build demand.
- 4.3 The new local plan<sup>6</sup> aims to create a positive policy framework for self-build housing in the district. 'Policy HN01: Housing to address needs' is a broad housing policy that ensures "*an appropriate mix of decent, good quality homes which meet identified needs for housing as identified in a neighbourhood plan, local needs assessment or other evidence document*" will be created across the plan period. The council aims to utilise multiple delivery methods to achieve this, including working with developers, groups, landowners and individuals to address demand for CSB properties and serviced plots of land.
- 4.4 Policy HN01 seeks to increase the availability of a range of housing types, tenures and sizes in areas where need has been identified, maximising affordable housing, the retention of private rented and shared accommodation, specialist developments for both older and disabled residents as well as younger people and workers.
- 4.5 To meet our evidenced housing needs, secure greater housing diversity and encourage high quality design, 'Policy HN05: Self-build and custom housebuilding' sets a requirement for developments comprising 20 or more homes to deliver 5% as serviced custom and self-build plots. For developments of 250 dwellings or more, a proportion of plots must be available as affordable housing by way of legal agreement, whilst sites of 100 or more dwellings should use a flexible design code and plot passport to encourage high quality housing.
- 4.6 The Sustainability Appraisal (SA)<sup>7</sup> did not consider alternatives that do not support CSB delivery due to national policy support for CSB. Alternatives for Policy HN05 for a lower dwelling threshold and higher percentage requirement were both rejected in the SA due to their potential impact on the future provision of alternative affordable housing. The 5% of plots with a 20-dwelling threshold for HN05 was selected in the SA to balance meeting the need for a variety of housing types as set out in HN01. The 20-dwelling threshold also ensures that an element of CSB is included in a wider range of settlements to increase the range of opportunities for those wishing to custom build their own homes. For example, if the threshold were to be raised to 30 dwellings, there would be no CSB provision for allocations in Newton

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<sup>6</sup> East Devon Local Plan 2020-2042 (regulation 19 draft publication): [Evidence and Examination Library - Core Submission Documents \(CSD\) - East Devon](#)

<sup>7</sup>CCF-003(rev) Sustainability Appraisal– pp.203-209: [Evidence and Examination Library - Core Submission Documents \(CSD\) - East Devon](#)

Poppleford; in addition, if the threshold was raised to 40 there would be no CSB provision for allocations in Budleigh Salterton, Chardstock, Colyton, Exton, Plymtree and West Hill and if the threshold was raised to 50, additionally, there would be no CSB provision for allocations at Lypstone, Dunkeswell and Sidbury.

- 4.7 The Local Plan Viability Assessment 2025<sup>8</sup> determined that the CSB sites within the local plan are viable as tested at 5% on sites of 20 and up to 35 dwellings, however the viability headroom reduces as values fall. A higher percentage requirement could potentially damage the viability of CSB delivery across the district. Conversely, a lower percentage requirement would potentially result in a shortfall in supply compared to our known local demand, as with the 5% requirement, the headroom of supply over demand without factoring in windfalls would be limited (see para 4.18).
- 4.8 With the allocated sites within the new East Devon Local Plan, and on the basis that 5% of plots on sites for 20+ dwellings are delivered as CSB housing in line with policy HN05, a total of approximately 291 plots excluding Marlcombe (the new community), up to 457 including the new community delivery up to 2042, could theoretically be created as self and custom build housing within the plan period up to 2042. Over the 18 years of the remaining plan period this would average approximately 16 (or 25 with the new community) CSB plots per year, contributing a large amount to meeting the average of 27 new additions to the self-build register seen over past base periods. A breakdown of CSB delivery by settlement can be seen in appendix 1. Additional supply will come in the form of windfall sites. However, with the current lack of a five year land supply, a proportion of these sites are likely to gain permission before the plan is adopted and may not achieve this level of CSB provision in advance of the implementation of the policy. On the basis of allocations with either planning permission or resolutions to grant planning permission, around 76 to 91 CSB plots have already been ‘lost’ from the theoretical supply as of September 2025.
- 4.9 Using the affordable housing percentages determined in policy HN02: Affordable housing of 35% in the West End, 25% in Axminster and 30% elsewhere on CSB delivery from plots of 250+ dwellings, the amount of affordable CSB plots delivered within the plan period could be 30, excluding the new community as the percentage of affordable housing will be determined by bespoke viability work through further reg. 19 consultation.
- 4.10 In addition to increasing the number of CSB plots, Policy HN05 seeks to simplify the planning process and marketing of plots on the developments involved so that more people will be empowered to build their own home. The policy also seeks to provide a variety of plot sizes to reflect the demand shown on the register.
- 4.11 For specific CSB delivery, ‘Strategic Policy SD27: Development allocation at Tipton St John’ has allocated land for 5 self-build homes alongside a new primary school, which will help to meet future CSB demand.

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<sup>8</sup> Local Plan Viability Assessment (Jan 2025) – Three Dragons

- 4.12 In addition to allocated sites, it is projected that around 1,950 houses will be built as ‘windfalls’<sup>9</sup> from 2024 to 2042<sup>10</sup>. Many of these houses are likely to be built on smaller sites within existing settlements in accordance with Strategic Policy SP05: Development inside settlement boundaries. This policy approach differs from that of the adopted local plan in two ways. Firstly, the number of settlements that have a settlement boundary defined has been increased so that there are opportunities for windfalls in more places. Secondly, where appropriate, the settlement boundaries have been drawn more loosely than in the adopted plan to facilitate additional opportunities. Full details of the approach taken to drawing settlement boundaries for the regulation 19 plan is included in KSD-011(rev) Settlement Boundaries Topic Paper<sup>11</sup>. It is reasonable to assume that some of the additional development options that will result from Policy SP05 will be suitable for CSB and will help to increase the supply of sites for people wanting to build their own home.

## Cranbrook Plan Area

- 4.13 Alongside the new local plan and neighbourhood plans, the Cranbrook Plan<sup>12</sup> (adopted in 2022) remains a part of the development plan and is the primary plan for determining planning applications in the Cranbrook Plan area.
- 4.14 The new local plan self-build policy HN05, with its requirement for 5% of plots for CSB, covers most of the Cranbrook Plan area apart from the areas within the Built-up Area Boundaries (BuAB) as defined within on Cranbrook Plan Policies Map<sup>13</sup> which includes the Cranbrook and Broadclyst Station boundaries.
- 4.15 Additionally, the Cranbrook Plan contains the self-build specific policy *CB11 Cranbrook Custom and Self-build housing*, requiring 4% of the total dwellings proposed within each individual expansion area (CB2-CB5) to be delivered as CSB plots. A proportion of these plots in each expansion area will be delivered as affordable housing, secured through a legal agreement.
- 4.16 Based on the predicted housing trajectory figures for the four Cranbrook expansion areas of Bluehayes, Treasbeare, Cobdens and Grange, and working to the 4% requirement for total dwelling proposed per area, the projected CSB delivery within the plan period is 176 plots.
- 4.17 Working with the 15% affordable housing requirement for each development set out in policy CB10, the potential delivery of affordable CSB dwellings based on the predicted trajectory figures for the Cranbrook expansion areas could be 24 plots.

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<sup>9</sup> Sites not specifically identified in the development plan

<sup>10</sup> See Paragraph 2.1 of [hou-001-housing-delivery-technical-report-feb-2025-v2.pdf](https://eastdevon.gov.uk/media/fatpeblj/hou-001-housing-delivery-technical-report-feb-2025-v2.pdf)

<sup>11</sup> <https://eastdevon.gov.uk/media/fatpeblj/ksd-011-rev-settlement-boundaries.pdf>

<sup>12</sup> [cranbrook-plan-dpd-adopted.pdf](https://eastdevon.gov.uk/media/fatpeblj/cranbrook-plan-dpd-adopted.pdf)

<sup>13</sup> <https://eastdevon.gov.uk/media/3724764/policies-map.pdf>

## Meeting Demand

- 4.18 Table 4 shows that by following the new local plan policies, within the 18 remaining years of the plan period, a total of 908 (638 excluding windfalls) self and custom build plots could theoretically be delivered through the local and Cranbrook plan policies. This would average out at approximately 50 (35 excl. windfalls) delivered per year.
- 4.19 Should the level of demand on the self-build register from the previous base periods from 2016 to 2024 continue, an average of 27 plots would be required each year to meet demand. However, previous research for self-build housing in the Greater Exeter<sup>14</sup> area for 2018 indicates that the self-build register often underestimates the true demand of CSB housing. Delivery from across the new local plan policies and future windfall sites should ensure that we meet the currently seen levels of demand, along with any additional demand not captured by the self-build register.
- 4.20 With the theoretical loss of around 76 to 91 CSB plots based on the current permissions and resolutions to grant permissions on site allocations, the total potential CSB plots being delivered over the remaining 18-year period would average out at approximately 30 or 31 plots per year without factoring in windfall sites. This would only just cover the potential demand of 27 plots per year, showing the need for future developments of over 20 dwellings to adhere to policy HN05 once the local plan is adopted to ensure the council meets its duty to deliver.

**Table 4 – Emerging Local Plan and Cranbrook Plan policies and predicted delivery**

<b>Policy</b>	<b>CSB Delivery</b>
Policy HN01: Housing to address needs	--
Policy HN05: Self-build and custom housebuilding – East Devon excluding the second new community	<b>291</b>
Policy HN05: Self-build and custom housebuilding – Second new community CSB delivery	<b>166</b>
Strategic Policy SD27: Development allocation at Tipton St John	<b>5</b>
SP05: Development inside settlement boundaries (will help to increase windfall permissions)	--
Cranbrook Plan CB11: Cranbrook custom and self-build housing	<b>176</b>
CSB Windfalls permissioned (based on the most recent figure of fifteen per year)	<b>270</b>
<b>Total up to 2042:</b>	<b>908</b>

<sup>14</sup> <https://eastdevon.gov.uk/media/zwan4iz1/csb-demand-assessment-framework-2018.pdf>

## 5 Response to regulation 19 Feedback

- 5.1 Most of the comments received during the first round of Regulation 19 consultation, carried out between February and March 2025, have been covered in the information and justification provided by the chapters above. This chapter will cover any outstanding feedback.
- 5.2 Minor changes have been made to the wording of the self-build policy HN05 following the Regulation 19 consultation in response to feedback and to provide additional clarity. Firstly, additional text has been added to make it clear that the general support for CSB applications will only apply to land within settlement boundaries or to housing permitted in other areas. This will avoid any potential misinterpretation that the policy will allow for self-build dwellings outside of other local plan policies.
- 5.3 Additionally, the policy text include clarification around the expectation that suitable road access is delivered at an early stage of the phase of development in which the CSB plots are located within, rather than just 'at an early stage of development'.
- 5.4 Finally, the wording and placement of the Cranbrook applicability has been changed to note early in the policy that HN05 does not apply to sites within the built-up area boundary of Cranbrook, as policy CB11 in the Cranbrook Plan deals with CSB provision in that area.
- 5.5 The requirement within policy HN05 that all CSB housing should be completed within three years of the self or custom builder purchasing the serviced and developable plot was removed following the first regulation 19 consultation. Despite its intended purpose of ensuring plots do not remain unfinished for long periods of time becoming a blight on the surrounding area, it was felt that this requirement had a lack of justification and would be difficult to enforce. This decision was in line with feedback received from developers and planning consultants during the regulation 19 consultation who called for the removal of this requirement due to a lack of evidence and justification.
- 5.6 Much of the feedback highlighted the blanket 5% requirement on sites, with the requirement seen as unnecessary. This blanket policy is backed by demand as evidenced by the figures presented in this document. To meet the potential demand of at least 27 self-build plots per year along with any unmet demand not captured by the self-build register, a range of policies including the 5% requirement, the Cranbrook plan, the allocation at Tipton and the granting of permissions for windfall sites will be required. This is especially important over the coming years, as 76-91 potential plots have already been lost on permissions for sites allocated within the local plan.
- 5.7 With the current soft touch CSB policy within H2 of current local plan, encouraging rather than requiring developers to make at least 10% of plots available for sale to small builders including self-builders, permissions already granted on allocated sites within the emerging local plan have lacked any CSB provision. The requirement for all sites of over 20 dwellings to include at least 5% custom and self-build plots will ensure the planned delivery of CSB plots over the remainder of the plan period following adoption will be met. This will ensure that we do not need to rely as heavily on the granting of windfall sites that are not controlled by policies to meet demand.

- 5.8 Calls for a higher threshold above the 20-dwelling minimum (up to 500 in some cases) within the feedback are seen as unreasonable and would lead to a lack of CSB provision within many towns and villages across the district. As noted in paragraph 4.6 above, even a 10-30 dwelling increase in the minimum threshold would mean no CSB plots would be delivered in 10 more of the district's settlements, and so.
- 5.9 Developers and consultants flagged the marketing period of 24 months as being unjustified, being longer than some neighbouring districts. This is deemed reasonable as many housing sites will take longer than 2 years to move from permission to being fully built out. Retaining the CSB plots and marketing them for the full 24-month period will allow more time for a potential sale of the plot to an interested self-builder without affecting the long-term character of an area or development site.

## 6 Neighbourhood Planning

- 6.1 Alongside the new Local Plan, East Devon has 42 Neighbourhood plan areas, with 27 made Neighbourhood Plans<sup>15</sup> and other active groups with plans in the pipeline, as of March 2025.
- 6.2 The provision of new housing is a core concern for many neighbourhood groups, and with self and custom build housing being recognised as a valuable route to meeting local housing demands with well-designed and local needs-specific developments, it is important that this is promoted at both district and neighbourhood level.
- 6.3 Of the currently made Neighbourhood Plans, 7 contain a range of different policies and text supporting and directing future development of self and custom-build housing within their area. These neighbourhood areas currently include:

### **Broadclyst: Policy H6 – Self-build**

- To meet the evidenced community desire for additional affordable and open-market self-build housing, policy H6 aims to support development within or adjacent to built-up areas within the parish and outside of the Clyst Valley Regional Park – specifically infill sites at Blackhorse, Tithbarn and Westclyst that do not expand the urban area. Community initiatives such as Community Land Trusts (CLT) will also be supported.

### **Clyst Honiton: Policy H1: Self-Build and Custom Build Houses**

- This policy supports the development single plot conversions that require minimal rebuilding, and in-scale single plot new builds within the curtilage of or adjoining an existing dwelling, where these developments would not harm the character and amenity of the existing environment. Additionally, 10% of plots in developments of

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<sup>15</sup> East Devon Neighbourhood Planning: [Neighbourhood Plans being produced in East Devon - East Devon](#)

30+ dwellings will be encouraged to provide self-build dwellings, potentially through serviced plots for individuals or self-build community groups.

- This policy does not apply to Hill Barton Business Park.

**Farringdon: Policy Farr5 – Self-Build and Custom-Built Dwellings**

- A CSB policy designed to allow up to 12 single-storey new homes of up to 3 bedrooms (and max 100m<sup>2</sup> gross) to be built in the neighbourhood area, each to be within the curtilage of an existing dwellinghouse (1 per dwelling). To be of high-quality design to suit the surrounding heritage assets and rural town character, whilst meeting accessibility standards (adaptable and ideally wheelchair accessible). Future modification and extension will be controlled by conditions.

**Kilmington: Policy HD5 – Self-build (and custom build) Housing**

- Up to 10 Self-build proposals to be supported within or immediately adjacent to the Kilmington Built-Up Area Boundary during the plan period to be built by a local resident or an individual with a local connection. Must comply with the Axe catchment area nutrient management plan and demonstrate that there will be no increase in phosphates before permission is granted and construction begins, and that there will be no impact on the character of the built and natural environment.
- Demolition and replacement will not normally be supported to reduce embodied carbon, unless a condition survey demonstrates the need for demolition and reuse of foundations cannot occur.

**Membury: Policy HP5 – Small Scale Self-build Housing**

- Support will be given to CSB projects by self-builders with a strong local connection (as defined within the Neighbourhood plan) to achieve organic growth and meet the housing need of local people who are constrained by local market cost and availability. Developments to be supported within Membury Village, and only where there is a demonstratable need for the type and size of home being proposed, with suitable site/plot access.

**Newton Poppleford and Harpford: Policy TD2 – Affordable homes to meet Local Needs through a Community Land Trust**

- Affordable and/or self-build dwellings delivered by Community Land Trusts (CLTs) will be supported in schemes of up to 5 dwellings, only for people who meet the local connection test. Developments will only be supported in suitable locations within or outside but adjacent to the build-up Area Boundary. Conditions will be used to ensure affordable dwellings will remain so in perpetuity, and to restrict future modification/extension.

**Bishops Clyst: Aims & Objectives - Housing**

- The modified Bishops Clyst NP (*currently in reg. 16 consultation 29/01/25-17/03/25*) contains the housing aim of creating sustainable developments to meet the needs of the area. CSB housing forms part of this delivery, with a notable objective to '*promote self-build initiatives that meet local need*'.

## 7 Conclusion

- 7.1 This paper provides the background and evidence to support the emerging East Devon Local Plan's policies on Self and Custom housebuilding, including national legislation and policies and local demand and supply figures.
- 7.2 New local plan policies will support the delivery of CSB developments across the plan period, working alongside Neighbourhood plan policies to encourage and direct development across suitable sites to meet local need.
- 7.3 The council will continue to meet its duty to complete yearly CSB monitoring reports to understand demand and supply levels across the district as evidence for decision making and policy.

## 8 Appendix 1: CSB delivery on local plan allocations by settlement

Nb. The 20-dwelling threshold means that there would be no CSB provision on local plan allocations in the settlements of Broadhembury, East Budleigh, Hawkchurch, Musbury, Otterton and Payhembury

<b>Settlement</b>	<b>Number of CSB Plots</b>	<b>Settlement</b>	<b>Number of CSB Plots</b>
West End (Excl. New town)	35	West End (Incl. New town up to 2042)	201
Exmouth	72	Exmouth	72
Axminster	52	Axminster	52
Honiton	46	Honiton	46
Ottery St Mary	17	Ottery St Mary	17
Seaton	11	Seaton	11
Sidmouth	6	Sidmouth	6
Broadclyst	6	Broadclyst	6
Budleigh Salterton	2	Budleigh Salterton	2
Colyton	2	Colyton	2
Lympstone	4	Lympstone	4
Woodbury	11	Woodbury	11
Chardstock	2	Chardstock	2
Dunkeswell	2	Dunkeswell	2
Exton	2	Exton	2
Feniton	5	Feniton	5
Kilminster	1	Kilminster	1
Newton Poppleford	2	Newton Poppleford	2
Plymtree	2	Plymtree	2
Sidbury	2	Sidbury	2
West Hill	4	West Hill	4
Whimble	5	Whimble	5
<b>Total</b>	<b>291</b>	<b>Total</b>	<b>457</b>