



Rother District Council

SELF-BUILD AND CUSTOM HOUSEBUILDING

Headline Data Report 2024

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Self-build and Custom Housebuilding (SCHB)

Overview

1. The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) (hereafter referred to as “the Act”) places a duty on Local Authorities to keep and publicise a register of individuals and associations who wish to acquire a serviced plot of land in their area for Self-build and Custom Housebuilding (SCHB).
2. Furthermore, the Act places a duty on Local Authorities to grant planning permission for enough serviced plots of land to meet the need identified through their SCHB Register in any given base period. Period 1 started 1 April 2016 and ended 30 October 2016, and any subsequent Base Period is 12 months thereafter.
3. The Act provides a legal definition of self-build and custom housebuilding. However, it does not distinguish between self-build and custom housebuilding, providing that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete homes to be occupied as their own homes. However, in both instances the owner will have primary input into the final design and layout.
4. Essentially, the difference between self-build and custom-build lies in the level of personal involvement. A self-build project involves the direct initiative of an individual to organise and commission the design and construction of their new home whereas with a custom build project the individual/association of individuals appoint an architect/contractor to build their home for them.
5. Local Authorities must have regard to their Register while carrying out their planning, housing, land disposal and regeneration functions.

Rother SCHB headline data

6. Rother District Council’s Self-Build and Custom Housebuilding Register was established on 1 April 2016 and individuals and associations are able to register via an online form throughout the year.

Summary of previous entries

7. Rother's previous 2023 Self-build and Custom Housebuilding report (as of 30 October 2023) identified that there were 197 individuals and 3 associations on the Register¹. These numbers took into account the full update the Council undertook of the SCHB in 2020 by requesting those previously on the Register to confirm whether they wished to remain on it.

Summary of current entries

8. 34 individuals and 0 associations have been added to the Register in the current reporting year (Base Period 9, which covers 31/10/23 – 30/10/24). There are now 231 individuals and 3 associations on the Register. Figure 1 shows a breakdown of the entries in each base period².

Figure 1: Number of entries on the Rother SCHB Register

Register entries	Individuals	Associations	Total	Cumulative Total
Base Period 1 (01/04/16 – 30/10/16)	8	0	8	8
Base Period 2 (31/10/16 – 30/10/17)	7	0	7	15
Base Period 3 (31/10/17 – 30/10/18)	10	0	10	25
Base Period 4 (31/10/18 – 30/10/19)	9	1	10	35
Base Period 5 (31/10/19 – 30/10/20)	46	1	47	82
Base Period 6 (31/10/20 – 30/10/21)	53	1	54	136
Base Period 7 (31/10/21 – 30/10/22)	32	0	32	168
Base Period 8 (31/10/22 – 30/10/23)	32	0	32	200
Base Period 9 (31/10/23 – 30/10/24)	34	0	34	234

9. The Register asks a number of specific questions of each prospective individual to identify their preferences on the type of plot they are interested in and where they would prefer an individual plot, for example. As shown in Figure 2 below, the majority of individuals on the Register indicated that they would prefer an individual plot, rather than a plot on a site with other self/custom builders.

Figure 2: Plot type preference

Type of plot	Preference
An individual plot	73%
An individual plot, An individual plot on site with a group of other self/custom builders	16%
An individual plot on site with a group of other self/custom builders	11%

¹ The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods.

² The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods.

10. Individuals on the Register also have the option to indicate a preferred location within the District for their SCHB project. Figure 3 shows the six different areas in Rother that can be selected.

Figure 3: Location preference map



11. Figure 4 shows that Rural East appears to be the most popular location in the district with 65% of the individuals indicating Rural East as one of their preferred locations for their SCHB project. It should be noted that individuals can select more than one option for their preferred location; therefore the total will add up to more than 100%. There is no means for people to rank their personal preference when choosing more than one location.

Figure 4: Location preferences³

Location	Preference
Battle	48%
Bexhill	35%
Edge of Hastings	39%
Rye	45%
Rural East	65%
Rural West	57%

³ Individuals can select more than one option for their preferred location; therefore the total will add up to more than 100%.

12. Individuals are also asked what type of dwelling they would prefer. As shown in Figure 5, a large majority of individuals (91%) would prefer a detached house and 3% would prefer a terraced house or semi-detached bungalow, with only 1% having expressed an interest for an apartment/flat. 41% of entrants are looking for a detached bungalow. Note that individuals can select more than one option for their preferred property type; therefore the total will add up to more than 100%. There is no means for people to rank their personal preference when choosing more than one property type preference.

Figure 5: Property type preference⁴

House type	Preference
Detached house	91%
Detached bungalow	41%
Semi-detached house	13%
Semi-detached bungalow	3%
Terrace house	3%
Apartment/flat	1%

13. Figure 6 shows the demand for different sized dwellings. The most popular dwelling size is three bedrooms, followed closely by four bedrooms. There appears to be very little demand for one-bedroom SCHB properties in Rother.

Figure 6: Property size preference

Property size	Preference
1 bed	1%
2 beds	12%
3 beds	40%
4 beds	38%
5+ beds	9%

⁴ It should be noted that individuals can select more than one option for their preferred property type; therefore the total will add up to more than 100%.

Suitable plots granted permission

14. SCHB projects are eligible for relief or exemption from the Community Infrastructure Levy (CIL). Since CIL was adopted in Rother in April 2016, all projects put forward to the local planning authority claiming self-build exemption count towards the Council's duty to give suitable development permission to enough suitable serviced plot of land to meet the demand for self-build and custom housebuilding in Rother.
15. SCHB projects are also secured on sites as part of the planning process. Policy DHG6 in Rother's Development and Site Allocations Local Plan (adopted in December 2019), advises that the Council will support SCHB projects and requires, on sites of 20 or more dwellings, provision for 5-10% of the total number of dwellings to be provided to be made available as serviced plots for self and custom housebuilders.
16. Figure 7, below, shows how many SCHB plots have been counted for (permissioned in) each base period. A full list of the planning application reference numbers that comprise these figures are in Appendix 1.

Figure 7: SCHB projects

Period	SCHB projects ⁵
Base Period 1 (01/04/16 – 30/10/16)	6
Base Period 2 (31/10/16 – 30/10/17)	9
Base Period 3 (31/10/17 – 30/10/18)	17
Base Period 4 (31/10/18 – 30/10/19)	25
Base Period 5 (31/10/19 – 30/10/20)	16
Base Period 6 (31/10/20 – 30/10/21)	17
Base Period 7 (31/10/21 – 30/10/22)	27
Base Period 8 (31/10/22 – 30/10/23)	16
Base Period 9 (31/10/23 – 30/10/24)	12
Total	145

Plots to be permissioned based on Registrations

17. The Act requires the numbers added to Registers for any base period to be at least matched by the number of suitable permissions granted by the Council in the three years after the end of the base period. Groups are entitled to have their needs met on a single site that may include a number of individual plots. There is no requirement in legislation to match those on the Register with specific plots. However, regulation 2A(7) of the Act (as amended) says: "a

⁵ The numbers reported in Base Period 8 (31/10/22 – 30/10/23) Headline Figures make corrections for schemes not correctly reported in previous base periods

grant of development permission in relation to a particular plot of land may not be taken into account in relation to more than one base period in determining whether the duty in this section is discharged”.

18. We are now three years after the end of Base Period 6, when there were 53 individuals and 1 association added to the Register (see Figure 1 above). In the three years following the end of Base Period 6, the Council granted planning permission for 55 plots, however, the majority of those permissions have already been taken into account to meet the needs of the previous base periods. Furthermore, there was already a shortfall in the number of plots granted compared to entries in previous years, and the Levelling Up and Regeneration Act (2023) amended Section 2A of the Self-build and Custom Housebuilding Act 2015 by requiring authorities to roll over any shortfall to remain an obligation for the authority to meet.

19. Consequently, as shown by Figure 8 below, taking these factors into account, the Council has granted 63 fewer permissions for individual plots in the three years following Base Period 6 than there are entries for that base period, and as such, is not currently meeting the requirement to grant suitable permissions.

Figure 8: Permissions required⁶ and granted for Base Period 6

Demand from Base Period 6 (31/10/20 – 30/10/21)	54
Total number of plots permitted in the three years following the base period	55
The number of entrants on the register in the preceding two base periods (base periods 4 and 5) ⁷	57
Residual number of plots permitted in the three years following the base period	-2
Shortfall in permissions granted from previous years	-7
Shortfall or surplus in permissions granted (a surplus indicates the duty's been met)	-63

20. The current shortfall of 63 plots is higher than in previous reporting years. The main reason for this is the demand for Base Period 6 post-dates the full update the Council undertook of the SCHB Register in 2020 by requesting those previously on the Register to confirm whether they wished to remain on the Register (a process that reduced the numbers on the register for Base Periods 1-4).

⁶ The register was updated during 2020, which resulted in a reduction in the number of registrations from base period 2 onwards compared to previous headline data reports. This is in addition to the changes referred to in footnote 2.

⁷ The 57 entrants from the preceding two base periods must be subtracted from the total number of plots permitted in the three years following the base period so that a plot of land is not “taken into account in relation to more than one base period” to accord with regulation 2A(7).

21. While it is recognised there is a shortfall, it should be noted that the Council has adopted planning policy to support the provision of plots for self-build and custom housebuilding projects, in line with the Planning Practice Guidance⁸. It is anticipated that a number of large sites with outline planning permission, including a requirement for serviced plots, will come forward in the coming years to help to meet the demand.

Local Connection Test

22. The Self-build and Custom Housebuilding Regulations 2016 (as amended), allows Local Authorities to divide their Register into two parts through setting a local connection test. This provides criteria to assess local residency, employment and family connection. Individuals or associations of individuals who apply for entry on the Register and meet all the eligibility criteria (local and national) must be entered on Part 1. Those who meet all the eligibility criteria except for a local connection test must be entered on Part 2 of the Register. Rother District Council has investigated the benefits of introducing a local connections test. As the majority of those on the Register have a connection to Rother and/or Hastings (70% as of 30/10/2024) it has been decided not to pursue this. This decision will be kept under review and any local connections test proposed in the future will be subject to a public consultation in line with the Regulations.

⁸ [Self-build and custom housebuilding - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/self-build-and-custom-housebuilding): Paragraph: 025 Reference ID: 57-025-20210508

Appendix 1: List of Self and Custom Housebuilding projects

Base period 1 – 6 plots

RR/2016/391/P - 66 Shrub Lane - Land adjoining
RR/2015/3123/P - Corner Wood Farm
RR/2016/1629/P - Honeysuckle Cottage
RR/2016/1693/P - Lalapanzi
RR/2016/1906/P - Chastel
RR/2016/2344/P - Reach Wood

Base period 2 – 9 plots

RR/2016/2534/P - Skinners Lane - Land at
RR/2016/2933/P - Boundary Farm House
RR/2016/2887/P - Ostrich Hotel - Land rear of
RR/2016/2825/P - Queens Well
RR/2017/63/P - Birchwood
RR/2016/3195/P - 6 Oakhill Cottages
RR/2017/697/P - Martello Cottage - Land adj
RR/2017/531/P - 1 Richmond Close
RR/2017/1007/P - Co-Op Stores

Base period 3 – 17 plots

RR/2016/2916/P - The Old Church Hall - Site of
RR/2015/2294/P - Orchard Farm House
RR/2017/2157/P - Hoads Farm, Caravan 2
RR/2017/1819/P - Chestnut Cottage
RR/2017/1983/P - Serenity
RR/2017/1585/P - Reposo
RR/2018/234/P - Sallie
RR/2018/875/P - 42 Kings Avenue - Land adj
RR/2018/847/P - Willows
RR/2018/547/P - Little Commons - land adj
RR/2018/929/P - Hoads Farm - Mobile Unit 1
RR/2018/1412/P - The Anchorage & Carley Cottage - Land to Rear of
RR/2018/1382/P - 17 Lydd Road
RR/2018/1950/P - Redlays Farm
RR/2018/1512/P - Westfield Springs
RR/2018/2143/P - Garden House
RR/2018/1499/P - Oakdene

Base period 4 – 25 plots

RR/2018/2188/P - Fir Tree Cottage - Land Opposite
RR/2018/2282/P - Newlands

RR/2018/2897/P - Morvah
 RR/2018/2877/P - Green Oak
 RR/2018/1574/P - Judins Cottage
 RR/2018/3096/P - Hammonds
 RR/2018/2937/P - Bellevue
 RR/2019/221/P - Brambles and Atherstone - Land between
 RR/2018/704/P - Court Lodge Farm
 RR/2018/141/P - The Retreat
 RR/2019/598/P - Lilac Cottage
 RR/2019/584/P - Long Walk
 RR/2019/1014/P - Vanlyn
 RR/2018/1309/P - Warrens Yard
 RR/2019/1008/P - Homestead
 RR/2019/1202/P - Little Orchard
 RR/2019/1355/P - Marbat
 RR/2019/1073/P - Appledown
 RR/2018/2747/P - 113 London Road -land rear of
 RR/2018/2226/P - Cedar Lodge
 RR/2019/271/P - Chequers Oast
 RR/2018/1302/P - Aztec House - land adj
 RR/2019/920/P - Toronto
 RR/2019/1803/P - 2 Farthing Hill
 RR/2019/1830/P - The Green House (Land adj. to Hazelhurst)

Base period 5 – 16 plots

RR/2019/1789/P - Westwood
 RR/2018/125/P - Gatehouse Cottage
 RR/2019/1936/P - Fantails - Land Adj
 RR/2019/2591/P - Ashmore - land at
 RR/2018/3080/P - Ketleys Farm
 RR/2019/422/P - Upper Wilting Farm
 RR/2020/148/P - Shortridge Farm
 RR/2020/486/P - The Lookout
 RR/2019/1613/P - Property to the SE of Campfield
 RR/2018/577/P - Beachside - Site adjacent
 RR/2020/218/P - Copse Cottage
 RR/2020/839/P - Coombe Dell
 RR/2019/2353/P - 71 Shrub Lane
 RR/2020/500/P (3 plots) - Watch Oak House

Base period 6 – 17 plots

RR/2019/280/P - 26 Seabourne Road
 RR/2020/344/P - 15 Richmond Avenue
 RR/2020/866/P - Cedar Cottage
 RR/2020/1491/P - Buxey
 RR/2020/420/P - Church Farmhouse
 RR/2019/2359/P - Holly Cottage
 RR/2020/1108/P - La Merla

RR/2019/1940/P - Greenfields
RR/2017/1489/P - Forewood Reservoir
RR/2019/2175/P - Old Farmhouse
RR/2020/2245/P - Serenity
RR/2018/2343/P - Redford Farmhouse
RR/2020/2316/P - 66 Grange Court Drive
RR/2020/1904/P - Fairview
RR/2019/1790/P - 22 Waites Lane - Land adj
RR/2019/2301/P - 33 Hartfield Road
RR/2021/24/P - Old Steading

Base period 7 – 27 plots

RR/2020/1296/P - Wychelms Cottage
RR/2020/991/P - The White Cottage
RR/2021/478/P - Timber Lodge
RR/2020/1826/P - Curlew Cottage - land adj
RR/2020/1407/P - Turners Retreat
RR/2021/2029/P - Vanlyn
RR/2021/1598/P - Bankhurst
RR/2021/1153/P - Shortridge House
RR/2021/1750/P - 29 Hartfield Road
RR/2021/196/P - Reach Wood
RR/2019/1512/P - The Chintings
RR/2021/854/P - Sea Bank
RR/2021/845/P - Norwood
RR/2022/505/P - Kerry Cottage
RR/2022/337/P - Birchwood
RR/2021/1929/P - Wildwood
RR/2021/1070/P - Stars
RR/2021/3028/P - 6 Hows Close
RR/2021/1610/P - 2 Bartletts Cottages - Land adj
RR/2020/1228/P - 18 Hastings Road
RR/2022/1204/P (2 plots) - Former Ashwood Nursing Home
RR/2022/1116/P - 79 Hastings Road
RR/2022/443/P - 76A Hastings Road
RR/2022/2073/P - Butcher's Lane - Land to the South
RR/2019/2738/P (2 plots) – The Paddock

Base period 8 – 16 plots

RR/2021/1591/P - Telham Meadows
RR/2022/2350/P - Old Barrack Inn
RR/2022/2445/P - The Anchorage
RR/2022/2295/P - Primrose Cottage
RR/2021/1165/P - Benham Cottage - Land at
RR/2022/727/P - Slaves Dream
RR/2019/1620/P - Woods Place Farm
RR/2017/2886/P - Kingswood
RR/2022/1462/P - 69 South Cliff

RR/2021/1974/P - Amberheath
RR/2023/221/P - 46 Collington Avenue
RR/2020/148/P - Shortridge Farm
RR/2019/2419/P - 1 Danecourt Close
RR/2023/807/P - Castle View - Land Adj
RR/2022/2748/P - 6 Withyham Road
RR/2023/269/P - Kings View

Base period 9 – 12 plots

RR/2021/1937/P – Springfield Nursery
RR/2023/2146/P – Troyd Farm
RR/2020/620/P – The Orchard
RR/2023/476/P – Gotham Cottage
RR/2023/2535/P – Halladale
RR/2023/887/P – Johns Cross Inn
RR/2023/1022/P – Furtherdown
RR/2023/2077/P – Lake Cottage
RR/2022/3016/P – Broadlawns
RR/2024/138/P – Broomden Farm
RR/2024/865/P – Wicks Platt
RR/2024/143/P – Windsong