



Rother District Council

# SELF-BUILD AND CUSTOM HOUSEBUILDING

Headline Data Report 2025

# 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. In the previous reporting year (as of 30 October 2024), there were 232 individuals and 3 associations on the Register<sup>1</sup>. 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. 12 individuals and 0 associations have been added to the Register in the current reporting year (Base Period 10, which covers 31/10/24 – 30/10/25). There are now 244 individuals and 3 associations on the Register. Figure 1 shows a breakdown of the entries in each base period<sup>2</sup>.

**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)	54	1	55	137
Base Period 7 (31/10/21 – 30/10/22)	33	0	33	170
Base Period 8 (31/10/22 – 30/10/23)	31	0	31	201
Base Period 9 (31/10/23 – 30/10/24)	34	0	34	235
Base Period 10 (31/10/24 - 30/10/25)	12	0	12	247

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.

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

<sup>2</sup> The numbers reported in this year's Headline Figures make corrections for duplicate entries from previous Base Periods. As this year's figures have been produced using a new methodology compared to earlier years, the totals for previous years differ slightly compared to last year's report. The totals included now are correct.

**Figure 2: Plot type preference**

Type of plot	Preference
An individual plot	74%
An individual plot, An individual plot on site with a group of other self/custom builders	15%
An individual plot on site with a group of other self/custom builders	11%

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 67% 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 preferences<sup>3</sup>**

Location	Preference
Battle	49%
Bexhill	35%
Edge of Hastings	38%
Rye	45%
Rural East	67%
Rural West	55%

12. Individuals are also asked what type of dwelling they would prefer. As shown in Figure 5, a large majority of individuals (89%) would prefer a detached house and 2% would prefer a terraced house or semi-detached bungalow, with only 1% having expressed an interest for an apartment/flat. 40% of entrants are looking for a detached bungalow (note that individuals can select more than one option for their preferred property type). 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 preference<sup>4</sup>**

House type	Preference
Detached house	89%
Detached bungalow	40%
Semi-detached house	13%
Semi-detached bungalow	3%
Terrace house	2%
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	13%
3 beds	41%
4 beds	37%
5+ beds	9%

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

<sup>4</sup> 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 <sup>5</sup>
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)	26
Base Period 9 (31/10/23 – 30/10/24)	16
Base Period 10 (31/10/24 – 30/10/25)	15
<b>Total</b>	<b>174</b>

## 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

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<sup>5</sup> 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

specific plots. However, Regulation 2A(7) of the Act (as amended) says: “a 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 7, when there were 33 individuals and 1 association added to the Register (see Figure 1 above). In the three years following the end of Base Period 7, the Council granted planning permission for 57 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 141 fewer permissions for individual plots in the three years following Base Period 7 than there are entries for that base period, and as such, is not currently meeting the requirement to grant suitable permissions.

**Figure 8: Permissions required<sup>6</sup> and granted for Base Period 7**

<b>Demand from Base Period 7 (31/10/21 – 30/10/22)</b>	<b>33</b>
Total number of plots permitted in the three years following the base period	<b>57</b>
The number of entrants on the register in the preceding two base periods (base periods 5 and 6) <sup>7</sup>	<b>102</b>
<b>Residual number of plots permitted in the three years following the base period</b>	<b>-45</b>
<b>Shortfall in permissions granted from previous years</b>	<b>-63</b>
<b>Shortfall or surplus in permissions granted (a surplus indicates the duty’s been met)</b>	<b>-141</b>

20. The current shortfall is **141 plots**. This is higher than earlier reporting years, in part due to particularly high numbers of entrants to the register during base periods 5 and 6. This figure reflects the calculation that, after accounting for permissions granted in the three years following Base Period 7 (57 plots), subtracting 102 entrants from preceding base periods (to comply with

<sup>6</sup> 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.

<sup>7</sup> 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).

Regulation 2A(7)), and considering the residual permissions and previous deficits, the Council remains **141 plots short** of meeting its statutory duty. It should be noted, however, that the Register has not been reviewed since 2020 (i.e. the Council has not written to entrants to ask if they still wish to be included in the Register since 2020), and therefore some entrants may no longer require a plot.

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 Guidance. 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 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 (76% as of 30/10/2025) 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.

## 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 – 26 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  
RR/2021/1656/P (10 plots) – Land at Fryatts Way

**Base period 9 – 16 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  
RR/2022/2131/P – (4 plots) Turkey Road

**Base period 10 – 15 plots**

RR/2021/2982/P – 5 Chapel Lane  
RR/2024/1040/P – Cornerways  
RR/2024/919/P – Brookgate  
RR/2024/1885/P – Abbey Court House  
RR/2024/373/P – Homelands  
RR/2020/512/P – Upper Morgay Wood  
RR/2023/1021/P – Tree Tops - Land adj  
RR/2023/2629/P – Quarter Mile Farm,  
RR/2024/1093/P – 1 Broadlands  
RR/2024/1820/P – 87 London Road  
RR/2024/1666/P – 1 The Byeway - Land adj  
RR/2024/1406/P – Anchor Cottage  
RR/2025/300/P – Horns Hill Bungalow  
RR/2025/118/P – Shirley  
RR/2024/1152/P – The Old Dairy