

2026

Self-Build and Custom Housebuilding Monitoring Report

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1.0 Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)

- 1.1 Nuneaton and Bedworth Borough Council (NBBC) must give suitable development permission to enough suitable serviced plots of land¹ to meet the demand for self-build and custom housebuilding in the Borough. The level of demand is established by reference to the number of entries added to the register during a base period. The first base period began on 1st April 2016 and ended on 30th October 2016 with all subsequent base periods running for 12 months from 31st October each year.
- 1.2 At the end of each base period, NBBC has 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 1.3 In terms of defining self-build and custom housebuilding, legislation does not specify how suitable permissions must be recorded. However, [Planning Practice Guidance](#) does provide some example methods that authorities may wish to consider to determine if an application, permission or development is for self-build or custom housebuilding.
- 1.4 NBBC previously monitored self-build and custom housebuilding in terms of single dwelling completions or where an application referenced self-build or custom housebuilding. However, from April 2024, with the introduction of Biodiversity Net Gain (BNG), applications now state if they are a self/custom build development to be exempt from BNG. This exemption is also outlined within an application's Section 106 Agreement. Therefore, since April 2024 it has become clear which applications/planning permissions are for self-build and custom housebuilding.

¹ A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land.

2.0 Self-Build Register

2.1 Table 1 below indicates the quantity of individuals that have joined the Self-Build Register in each base period alongside the total number of serviced plots required.

Table 1: Entries on the Register by base period

Base period	Period covered	Individuals	Associations of individuals	Total number of serviced plots required
1	1 April 2016 to 30 October 2016	6	0	6
2	31 October 2016 to 30 October 2017	3	0	3
3	31 October 2017 to 30 October 2018	3	0	3
4	31 October 2018 to 30 October 2019	8	0	8
5	31 October 2019 to 30 October 2020	3	0	3
6	31 October 2020 to 30 October 2021	11	0	11
7	31 October 2021 to 30 October 2022	1	0	1
8	31 October 2022 to 30 October 2023	5	0	5
9	31 October 2023 to 30 October 2024	2	0	3
10	31 October 2024 to 30 October 2025	6	0	15

3.0 Planning permissions granted to meet demand

3.1 Table 2 below brings forward the total number of serviced plots required per base period and compares these figures to the total permissions granted during each base period. However, as NBBC has 3 years to permission enough serviced plots of land (supply) to meet the demand of each base period, an additional column has been included to identify the 3-year permission period.

Table 2: Planning permissions granted to meet demand²

Base period	Period covered	Total number of serviced plots required per base period	Total permissions granted during each base period	3 year period to permission enough serviced plots of land
1	1 April 2016 to 30 October 2016	6	7	Until base period 4 (until 30th October 2019)
2	31 October 2016 to 30 October 2017	3	12	Until base period 5 (until 30th October 2020)
3	31 October 2017 to 30 October 2018	3	0	Until base period 6 (until 30th October 2021)
4	31 October 2018 to 30 October 2019	8	7	Until base period 7 (until 30th October 2022)
5	31 October 2019 to 30 October 2020	3	4	Until base period 8 (until 30th October 2023)
6	31 October 2020 to 30 October 2021	11	9	Until base period 9 (until 30th October 2024)
7	31 October 2021 to 30 October 2022	1	9	Until base period 10 (until 30th October 2025)
8	31 October 2022 to 30 October 2023	5	3	N/A
9	31 October 2023 to 30 October 2024	3	3	N/A
10	31 October 2024 to 30 October 2025	15	0	N/A
		58	54	

² From base period 8, N/A has been inputted into the last column as the 3-year period to permission enough serviced plots of land has passed – for example, for base period 8, NBBC has until 30th October 2026 to grant planning permission for 5 serviced plots of land.

4.0 Conclusion

- 4.1 Overall, supply significantly exceeds demand in the Borough with 35 serviced plots of land required over the combined seven year period (base periods 1-7), and 48 permissions granted for suitable serviced plots of land³.

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³ Out of the seven relevant base periods, enough suitable serviced plots of land have been granted planning permission to meet the identified demand in the Borough, apart from in base period 3 where there is a historic shortfall of 3 plots.