2026

Self-Build and Custom Housebuilding Monitoring Report – November 2026

Nuneaton & Bedworth
United to Achieve

Author and Version information

Name: Planning Policy

Version no: 1

Date: November 2026

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1.0 Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016 and Levelling Up and Regeneration Act 2023)

1.1 Nuneaton and Bedworth Borough Council (NBBC) must give suitable development permission to enough suitable serviced plots of land[1] 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 NBBC historically monitored self-build and custom housebuilding in terms of single dwelling completions or where an application referenced self-build or custom housebuilding. Then, from April 2024, with the introduction of Biodiversity Net Gain (BNG), applications stated if they were a self/custom build development to be exempt from BNG. This exemption was also outlined within an application's Section 106 Agreement. Therefore, since April 2024 it became clear which applications/planning permissions were for self-build and custom housebuilding. However, self/custom build housebuilding is no longer exempt from BNG unless the development meets the following exemption criteria: Biodiversity net gain: exempt developments - GOV.UK

1.4 Therefore, from August 2026, NBBC has made the decision to only classify development as self-build and custom housebuilding if it is defined in the description of the development proposal (planning application).

[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
11	31 October 2025 to 30 October 2026	4	0	4

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 demand

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	Until base period 11 (until 30th October 2026)
9	31 October 2023 to 30 October 2024	3	3	Until base period 12 (until 30th October 2027)
10	31 October 2024 to 30 October 2025	15	0	Until base period 13 (until 30th October 2028)
11	31 October 2025 to 30 October 2026	4	4	Until base period 14 (until 30th October 2029)
		62	**58**	

4.0 Conclusion

4.1 Overall, between 1st April 2016 and 30th October 2023, 40 serviced plots of land were required (base periods 1 – 8) and 51 permissions were granted for suitable serviced plots of land. This demonstrates that supply significantly exceeds demand in the Borough (by 11 plots).

4.2 There is only a historic shortfall of 5 suitable serviced plots of land over this 6.5-year period, whereby supply has not exceeded demand in the Borough within the relevant 3-year supply periods (3 suitable serviced plots of land in base period 3 and 2 in base period 8).

This document has been published by Nuneaton and Bedworth Borough Council

November 2026

Planning.policy@nuneatonandbedworth.gov.uk