
Self-build and Custom Housebuilding Monitoring Report 2024/25



December 2025



Elmbridge
Borough Council

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Introduction

- 1.1 To help tackle the housing crisis and increase housing supply, the government wants to enable more people to build or commission their own home, with councils required to keep a register of aspiring self and custom housebuilding.
- 1.2 Elmbridge established a Self-build and Custom Housebuilding Register in 2016, which is open for applications through an [online form](#).

Monitoring period

- 1.3 This monitoring report presents data and information on self-build and custom housebuilding over the period 31 October 2024 to 30 October 2025.

Definitions

- 1.4 As the monitoring report frequently refers to the following terms, the definitions of these have been set out below.

Self- build housing means that you are directly involved in organising the design and construction of your new home.

Custom build means you are working with a specialist developer to help you deliver your new home. There may be some overlap between the two for example, some custom build developers offer the option of a serviced plot where you can design and build your own home as part of a larger scheme.

Serviced plot means a plot of land that has access to a public highway and has connections for electricity, water, and wastewater or these can be provided within the period before any development permission granted expires.

Legislation and policy context

Legislation

- 1.5 Section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)¹ places a duty on local planning authorities (LPAs) to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 1.6 It also requires LPAs to publicise their registers. As a minimum, it is recommended that LPAs hold and regularly update a web page that is dedicated to self-build and custom housebuilding.
- 1.7 The Act (under section 2 and 2A) places two further duties on the council:
- A duty to have regard to the register when carrying out its planning, housing, land disposal and regeneration functions.
 - A duty to grant, within three years, 'suitable development permission' to enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area.
- 1.8 The Act defines 'suitable development permission' as 'permission in respect of development that could include self-build and custom housebuilding'.
- 1.9 The level of demand is determined by the number of entries added to the self-build register during a given base period. The first base period started on the day the register was launched (1 April 2016) and ended on 30 October 2016. All subsequent base periods run annually from 31 October to 30 October of the following year.

Regulations

- 1.10 The Self-build and Custom Housebuilding Regulations 2016² came into force on 31 October 2016. The regulations establish that a self-build register may be broken up into two parts; Part 1 for those who meet all criteria including the Local Eligibility Conditions and Part 2 for those who meet all criteria except any Local Eligibility Conditions. For those on Part 2 of the register, an LPA does not

¹ [Self-build and Custom Housebuilding Act 2015 \(as amended\)](#)

² [Self-build and Custom Housebuilding Regulations 2016](#)

have to meet the requirements relating to the number of planning permission granted for serviced plots.

- 1.11 An LPA has three years from the end of each base period to fulfil the 'duty to grant planning permission'. This is set out at regulation 2 of the Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016.
- 1.12 LPAs must give permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area for Part 1 entries. There is no duty on a LPA to permission land which specifically meets the requirements expressed by those on the register.
- 1.13 LPAs should use preferences expressed by those on the register to guide their decisions when looking at how to meet the duty to grant planning permission. This will help ensure that LPAs permission land suitable for self-build and custom housebuilding.

National Policy and Guidance

- 1.14 The National Planning Policy Framework (NPPF)³ requires LPAs to identify local need for people who want to build their own homes and make provision in their local plans (Paragraph 63). Paragraph 71 of the NPPF goes on to promote mixed tenure developments, including development with plots sold for custom or self-build.
- 1.15 Planning Practice Guidance on self-build and custom housebuilding⁴ provides detailed guidance on how to implement the above legislation, regulations, and national policy.

Adopted Local Policy

- 1.16 The Council's Core Strategy⁵ and Development Management Plan⁶ were adopted before the Elmbridge Self and Custom Build register was introduced and does not contain any adopted policies that specifically refer to self and custom build housing.

³ [National Planning Policy Framework, December 2024](#)

⁴ [Planning Practice Guidance: Self-build and custom housebuilding](#)

⁵ [Elmbridge Borough Council, Core Strategy, July 2011](#)

⁶ [Elmbridge Borough Council, Development Management Plan, April 2015](#)

Draft Elmbridge Local Plan 2037

- 1.17 A specific self-build and custom housebuilding policy was proposed in the Draft Elmbridge Local Plan 2037, which was submitted to the Planning Inspectorate for examination on 10 August 2023.
- 1.18 At Full Council on 26 February 2025, Elmbridge Borough Council made the decision to withdraw the Draft Elmbridge Local Plan 2037 from Examination and begin work on the production of a new Local Plan for the Borough.

The Elmbridge Self-build and Custom Housebuilding Register

- 1.19 Since 2016, Elmbridge has formally held a Self-build and Custom Housebuilding Register. This is a register of individuals who are seeking to acquire serviced plots of land in the borough to build their own houses. The register can also include groups of individuals, but the council has not received any applications from groups or associations of individuals to date.
- 1.20 In compliance with the Self-build and Custom Housebuilding Regulations 2016, applicants must meet all eligibility criteria for entry on the register. Each individual applicant and every member of an association of individuals that applies for entry on the register must:
- be aged 18 or older.
 - be a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland;
 - be seeking (either alone or with others) to acquire a serviced plot of land in the LPA's area for their own self-build and custom housebuilding project.
- 1.21 Elmbridge has not set a local connection test, so the council does not currently have a Part 1 and Part 2 to the register. Additionally, the council does not currently charge a fee to be included on the register.
- 1.22 Table 1 sets out the number of new entries on the Council's self-build register and the number of new self-build homes granted permission since the register was launched in January 2016.
- 1.23 In 2020, notifications were sent out to all those on the Council's self-build register asking whether they wanted to remain on the register. This resulted in 164 individuals being removed from the register in 2020.

Table 1: Demand for self and custom-build evidenced by the council's self-build register and the number of self-build units granted planning permission per year since January 2016.

Base period	Monitoring period	Number of new entries in the year	Cumulative entries	Number of self-build units permitted
1	January – 30 October 2016	80	80	51
2	31 October 2016 to 30 October 2017	60	140	81
3	31 October 2017 to 30 October 2018	44	184	66
4	31 October 2018 to 30 October 2019	80	264	58
E-mails were sent to the 264 people on the register to ascertain whether they wanted to remain.				
5	31 October 2019 to 30 October 2020	63*	163	63
6	31 October 2020 to 30 October 2021	109	272	54
7	31 October 2021 to 30 October 2022	50	322	39
8	31 October 2022 to 30 October 2023	22	344	20
9	31 October 2023 to 30 October 2024	25	369	26
10	31 October 2024 to 30 October 2025	19	388	28
Total			388	486

**163 new entries were submitted in the government returns; however this was an error and 163 refers to the cumulative number of entries in that base year.*

Meeting the duty to grant permission

- 1.24 As the Council's self-build register has not been divided into two parts, the Self-build and Custom Housebuilding Act 2015 (as amended) requires the council to grant suitable planning permissions to enough serviced plots of land to meet the demand for self-build and custom housebuilding in the borough identified by the council's register within three years (each base period) for every entry regardless of local connections.
- 1.25 The legislation does not specify how suitable permission must be recorded, however paragraph 038 of planning practice guidance on self-build and custom housebuilding (Reference ID: 57-038-20210508) provides the following examples of methods to determine if an application, permission, or development is for self-build or custom housebuilding:
- Developers have identified that self-build or custom build plots will be included as part of their development and it is clear that the initial owner of the homes will have primary input into its final design and layout.
 - A planning application references self-build or custom build and it is clear that the initial owner of the homes will have primary input into its final design and layout.
 - Whether a Community Infrastructure Levy or Section 106 exemption has been granted for a particular development.
- 1.26 The Council uses the number of planning permissions that have received a self-build exemption from CIL to indicate the number of self-build permissions granted in the Borough over a given period of time.
- 1.27 Table 1 demonstrates that overall, the Council is meeting the demand for self-build housing in the Borough with a total 486 units granted permission against a cumulative 388 entries on the Council's self-build register since 2016.

Appendix 1 - Permissions granted self-build exemption certificates for base period 10 (31 October 2024 to 30 October 2025)

PP ref.	Units (gross)	Self-build exemption date
2024/2577	1	22/11/2024
2023/3191	1	28/11/2024
2024/1828	1	28/11/2024
2024/1812	1	23/12/2024
2024/1995	1	09/01/2025
2024/1592	1	24/01/2025
2024/2703	1	24/01/2025
2024/2089	1	24/02/2025
2024/2861	1	03/03/2025
2024/3022	1	04/03/2025
2024/3277	1	24/03/2025

PP ref.	Units (gross)	Self-build exemption date
2024/3273	1	27/03/2025
2024/3309	1	14/04/2025
2023/3269	1	07/05/2025
2025/0403	1	12/05/2025
2024/2922	1	29/05/2025
2024/1448	1	12/06/2025
2024/1874	2	16/06/2025
2024/3319	1	16/06/2025
2025/0620	1	23/06/2025
2025/0076	1	07/07/2025
2024/2116	1	21/07/2025
2025/1054	1	21/07/2025
2025/0007	1	28/07/2025
2022/2816	1	07/08/2025

PP ref.	Units (gross)	Self-build exemption date
2025/1411	1	22/09/2025
2025/1604	1	24/10/2025