

Exeter Plan

Custom and Self Build Housing Topic Paper

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1. Introduction

- 1.1 This Topic Paper supports the Exeter Plan. It reviews the planning policy and legislative background to custom and self-build (CSB) housing and updates the assessment of CSB housing demand contained in the 2024 Exeter Local Housing Needs Assessment (2024 LHNA)¹. The review and update are then used to explore options to meet the assessed demand for CSB housing in the city. Finally, the Topic Paper explains Exeter City Council's (the City Council's) proposed approach to meet the demand, including via the Exeter Plan.
- 1.2 The Topic Paper sits alongside the Suggested Modifications report.

¹ 2024 Exeter Local Housing Needs Assessment, Opinion Research Services. December 2024.

2. Background to custom and self-build housing

2015 Self-Build and Custom Housebuilding Act (2015 CSB Act)

- 2.1 The 2015 CSB Act (as amended by the 2016 Housing and Planning Act) provides a legal definition of CSB housing:

“(A1) In this Act “self-build and custom housebuilding” means the building or completion by –

- (a) individuals,*
 - (b) associations of individuals, or*
 - (c) persons working with or for individuals or associations of individuals,*
- of houses to be occupied as homes by those individuals.*

(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”

- 2.2 The 2015 CSB Act (as amended by the Housing and Planning Act 2016) requires local planning authorities to:

- Keep a register of individuals and groups who wish to self or custom build in their local area;
- Have regard to demand on their register when undertaking planning, housing, disposal of land and regeneration functions; and
- Grant permissions for enough suitable serviced plots to reflect the demand within 3 years.

- 2.3 A serviced plot can be a plot of land or another form of customisable unit (for example, an apartment shell) which either has access to a public highway and connections for electricity, water and wastewater; or which, in the opinion of the local planning authority, can be provided with access to those things within the duration of the development permission.

2023 National Planning Policy Framework (2023 NPPF) and Self-Build and Custom Housebuilding Planning Practice Guidance (PPG)

- 2.4 As the Exeter Plan (the Plan) reached Regulation 19 on 12 December 2024, it will be examined under the 2023 NPPF and associated Planning Practice Guidance².
- 2.5 Paragraph 63 of the 2023 NPPF identifies those wishing to commission or build their own homes as one of the specific groups in the community whose housing needs should be assessed and reflected in planning policy.
- 2.6 The PPG provides further guidance which is referred to as relevant in this Topic Paper.

² [\[ARCHIVED CONTENT\] Self-build and custom housebuilding - GOV.UK](#), DLUHC and MHCLG. February 2021.

The CSB Register

- 2.7 The 2016 Self-build and Custom Housebuilding Regulations and the 2016 Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations allow local planning authorities to introduce a:
- Local connection test; and/or
 - Financial solvency test; and/or
 - Registration fee and annual charge to cover reasonable costs of maintaining the register and granting permissions.
- 2.8 The local connection test allows the register to be split into two parts. Applicants that meet the local connection criteria are added to part one of the register. Applicants that fail the local connection test but otherwise meet the eligibility criteria must be entered onto part two.
- 2.9 As set out in paragraph 2.2 above, the CSB Act 2015 (amended by the Housing and Planning Act 2016) requires that local planning authorities grant “suitable development permissions” for enough serviced plots of land to meet the demand for CSB housebuilding in their area arising in each “base period”. Nationally, the first base period commenced on 1 April 2016 (when each local planning authority was required to establish a register) and concluded on 30 October 2016. Subsequent base periods begin on 31 October each year and have a duration of one year.
- 2.10 At the end of each base period, the local planning authority has three years to approve an equivalent number of serviced plots for CSB as there are entries for that base period. This duty does not apply to individuals or associations on part two of the register, but the local authority must still have regard³ to part two entries when carrying out its planning, housing, land disposal and regeneration functions.

³ Paragraph 014 of the 2023 PPG provides examples of how local authorities can “have regard” to the entries on the register.

3. The City Council's custom and self-build housing register

- 3.1 The City Council has held a CSB register since 1 April 2016, as required by the 2015 CSB Act.
- 3.2 The register is publicised via a constant presence on the City Council's website. It is also periodically publicised by the City Council on social media and, in the Spring of 2024, it was advertised in a City Council newsletter delivered to all residential addresses in the city (the "Exeter Citizen"). At the end of the most recent base period at 30 October 2024, there were 192 individuals on the register and no associations.
- 3.3 The City Council does not require people to pay a registration fee or annual charge to be included on the register.
- 3.4 Whilst the City Council asks applicants to the register to provide local connection and financial information, it has not introduced a local connection or financial solvency test. The City Council's approach is endorsed by the Right To Build Task Force, which regards these tests as a deterrent to applicants that may cause registers to underestimate CSB demand in an area. Conversely, it should be noted that 33% of individuals currently on the register do not have a local connection to Exeter⁴. Four of these individuals have confirmed they are on the register of at least one other local authority and a further forty-eight have not confirmed either way. Therefore, it is possible that the register slightly over-estimates the level of demand for CSB plots that is specific-to Exeter.
- 3.5 As the City Council has not introduced any local eligibility tests, all 192 entries appear on part one of the register. The City Council is statutorily required to give planning permission for sufficient serviced plots of land to meet the demand for CSB housing expressed by the register on a rolling, three-year basis.
- 3.6 Paragraph 028 of the PPG states that there is no legislative duty on a relevant authority to permit development which specifically meets the requirements expressed by those on the register. However, it also states that:
- "Relevant authorities 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 etc. This will help ensure that relevant authorities permission land suitable for self-build and custom housebuilding which people are actually keen to develop."*
- 3.7 To this end, in 2022 the City Council added questions to its register proforma to obtain further information about the types of CSB plots being sought in the city. The City Council also contacted all existing entrants on the register to ask for the same information. In March 2025, the City Council re-contacted any entrants on the register who did not respond in 2022, asking again for the same information. The register has been updated to include the information received.

⁴ Defined by the City Council as having lived and/or worked in Exeter within the past five years, or having served in the Armed Forces within the past five years.

4. Demand for custom and self-build housing in Exeter

4.1 Paragraph 011 of the PPG advises that:

“Local planning authorities should use the demand data from the registers, supported as necessary by additional data from secondary sources (as outlined in the housing and economic development needs guidance), to understand and consider future need for this type of housing in their area. Secondary sources can include data from building plot search websites, enquiries for building plots recorded by local estate agents and surveys of local residents. Demand assessment tools can also be utilised. Plan-makers will need to make reasonable assumptions using the data on their register to avoid double-counting households.”

4.2 Paragraphs 7.94, 7.103, 7.104 and 7.113 of the 2024 LHNA explore a range of secondary data sources and conclude that they either do not provide a reliable source of information about CSB demand or draw conclusions solely from a local authority’s register. Therefore, the 2024 LHNA and this Topic Paper assess the demand for CSB housing in Exeter based on the register.

Overall demand for CSB plots

4.3 Figure 72 of the 2024 LHNA (page 98) shows annual CSB planning consents compared to the number of entries on the register at 31 October 2023. Based on this information, paragraph 7.115 of the 2024 LHNA concludes that there is demand for:

- 12 plots to meet un-met demand from the period up to 30 October 2023⁵;
- 96 plots between 31 October 2023 and 30 October 2026⁶; and
- A further 20 plots per annum from 30 October 2026 onwards⁷.

4.4 Table 1 below is an update of figure 72 of the 2024 LHNA. It differs from figure 72 through the addition of data for the period October 2023 to October 2024, plus some minor revisions to the consents data following further monitoring by the City Council.

4.5 Based on this updated information, the register now indicates demand for:

- 34 plots to meet un-met demand from the period up to 30 October 2024⁸;
- 60 plots between 31 October 2024 and 30 October 2027⁹; and
- A further 20 plots per annum from 30 October 2027 onwards¹⁰.

Table 1: Self-build and Custom Housebuilding Register and Plot Provision (* is not recorded) (Update of Figure 72 of the 2024 LHNA)

⁵ Sum of new applicants on the register up to 30 October 2020 (67) minus sum of consented CSB plots at 30 October 2023 (55).

⁶ Sum of new applicants on the register for the years 31 October 2020 to 30 October 2023.

⁷ Sum of new applicants on the register since it was established in 2016 (163), divided total number of years covered by the register (8).

⁸ Sum of new applicants on the register up to 30 October 2021 (124) minus sum of consented CSB plots at 30 October 2024 (90).

⁹ Sum of new applicants on the register for the years 31 October 2021 to 30 October 2024.

¹⁰ Sum of new applicants on the register since it was established in 2016 (184), divided total number of years covered by the register (9).

CSB Register and Plot Provision	Up to 30 Oct 2016	31 Oct 2016 – 30 Oct 2017	31 Oct 2017 – 30 Oct 2018	31 Oct 2018 – 30 Oct 2019	31 Oct 2019 – 30 Oct 2020	31 Oct 2020 – 30 Oct 2021	31 Oct 2021 – 30 Oct 2022	31 Oct 2022 – 30 Oct 2023	31 Oct 2023 – 30 Oct 2024
New applicants on the register	5	21	9	15	17	57	20	19	21
Record of consented CSB plots	*	20	9	3	10	15	8	6	19

- 4.6 Table 2 below translates this data into a remaining demand for 362 CSB plots over an Exeter Plan period of 2021-2041, or 382 CSB plots over an Exeter Plan period of 2022-2042¹¹.

Table 2: Remaining demand for CSB plots over the Exeter Plan period

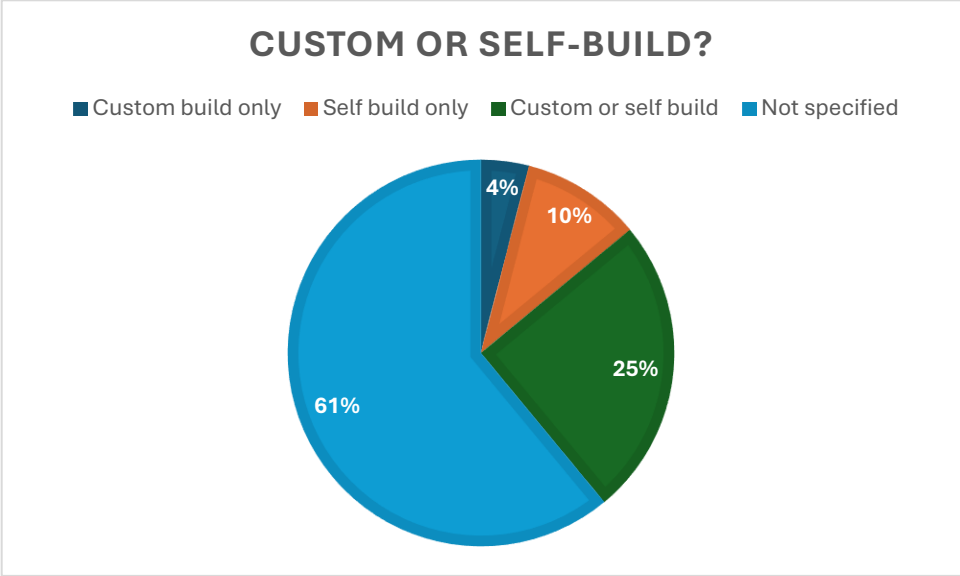
Time period	Plot demand
(A) Un-met demand up to and including 31 Oct 2024	34
(B) Demand between 31 Oct 2024 and 30 Oct 2027	60
(C) Demand between 31 Oct 2027 and 31 March 2041	(20 x 13.4 years) = 268
(D) Demand between 31 Oct 2027 and 31 March 2042	(20 x 14.4 years) = 288
Total remaining demand for a Plan period to 2041 (A+B+C)	362 plots
Total remaining demand for a Plan period to 2042 (A+B+D)	382 plots

Preference for custom versus self-build

- 4.7 The register proforma asks if applicants have a preference to custom- or self-build their home. As shown in figure 1, a quarter of entries indicate that they would be content with either option, with only 14% expressing a preference for one option only. However, most entries (61%) do not give a preference. Overall, the data does not allow clear conclusions to be drawn about levels of demand for custom versus self-build homes in Exeter.

¹¹ The Submission Exeter Plan covers the period 2021-2041, but the City Council has suggested a main modification to amend the Plan period to 2022-2042.

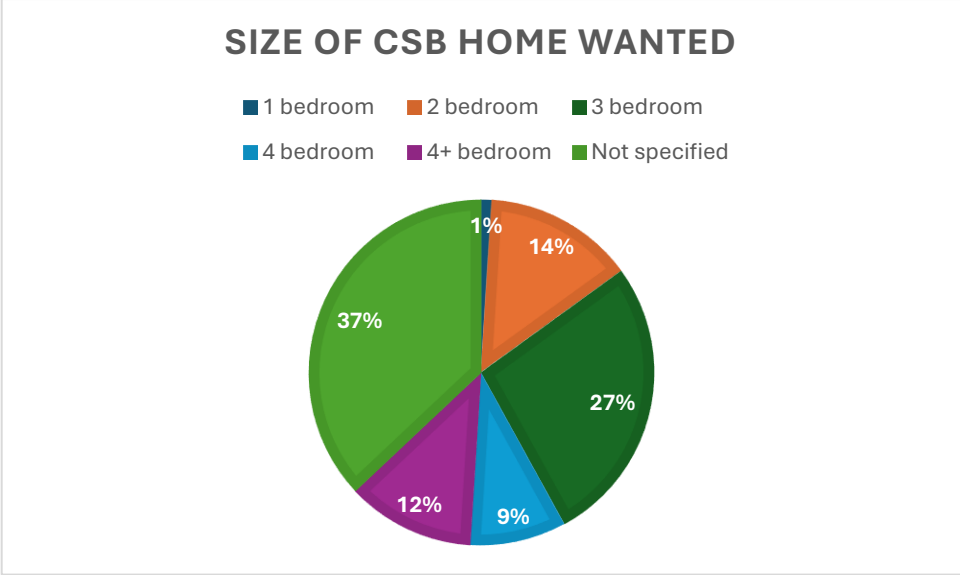
Figure 1



Size of CSB home wanted

4.8 As shown in figure 2 below, the register shows demand for a range of CSB home sizes in Exeter. There is clear evidence of demand for homes with 2, 3, 4 and 4+ bedrooms and little clear evidence of demand for 1-bedroom CSB homes. However, the greatest number of entries (37%) do not give a preference. This makes it difficult to draw any further clear conclusions about the sizes of CSB homes wanted in the city.

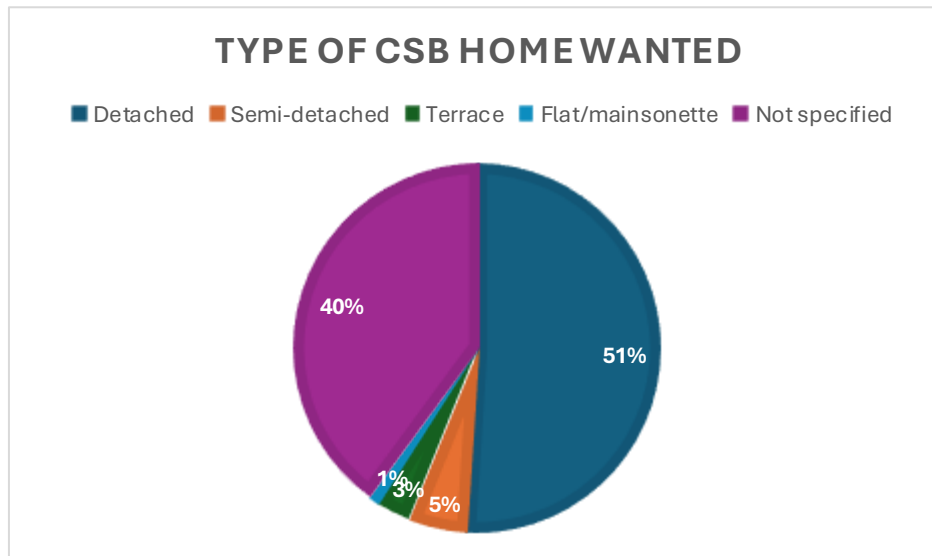
Figure 2:



Type of CSB home wanted

- 4.9 Figure 3 shows that, of individuals on the register that have expressed a preference for a particular type of CSB home, the majority would prefer a detached home (51%). Whilst this may suggest that most individuals on the register would like a plot for a detached CSB home, it is notable that 40% have expressed no preference for a particular type of CSB home. This means it is difficult to draw clear conclusions about the types of CSB homes wanted in Exeter.

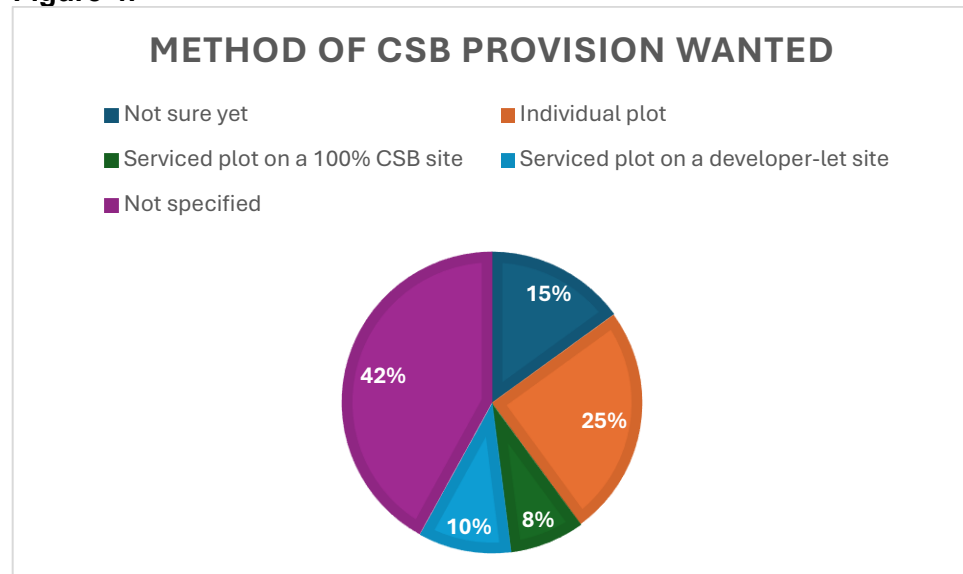
Figure 3:



Method of CSB provision wanted

- 4.10 Figure 4 shows that, of individuals on the register that have expressed a preference for a method of CSB plot provision, most would like an individual plot (25%) as opposed to a serviced plot provided on a site developed solely for CSB, or a serviced plot provided on a developer-led site. However, the majority (42%) have not expressed a preference for a method of provision and a further 15% of are not yet sure of their preference. These individuals may be open to a range of options. Overall, the data does not allow clear conclusions to be drawn about the methods of CSB provision desired in Exeter.

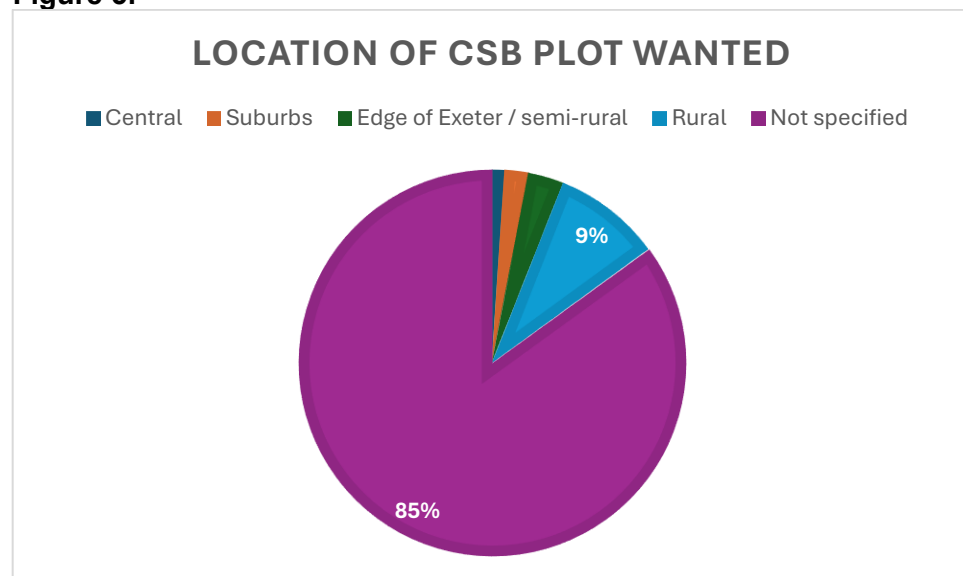
Figure 4:



Location of CSB plot wanted

- 4.11 As shown in figure 5, of individuals that have expressed a locational preference for CSB in Exeter, the highest preference (9%) is for a rural plot. However, this is a relatively small proportion of total individuals on the register. Most individuals (85%) have not specified a locational preference, meaning that clear conclusions cannot be drawn.

Figure 5:



Conclusions

- 4.12 The register currently provides the most robust information available about CSB demand in Exeter. Based on the register, the City Council should permit a further 362 CSB plots if the Exeter Plan period runs to 2041 or a further 382 CSB plots if the Exeter Plan period runs to 2042.
- 4.13 The register allows limited detailed conclusions to be drawn about the nature of demand for CSB plots in Exeter. Perhaps the only certainty is that there is

demand for CSB homes of 2, 3, 4 and 4+ bedroom, but little demand for 1-bedroom CSB homes. No clear conclusions can be drawn about the types, methods of provision or locational preferences for CSB homes in Exeter.

5. Meeting the custom and self-build housing need

- 5.1 The City Council has used the analysis in section 4 to consider how to best support delivery of serviced CSB plots in Exeter through the Plan.

Policy options to deliver CSB plots

- 5.2 One option is to allocate land in the Plan solely for the provision of serviced CSB plots. However, in the three calls for sites undertaken during preparation of the Plan, no sites were promoted solely for CSB housebuilding. Without firm commitment from the landowner, it is not appropriate to allocate a site solely for CSB. Therefore, this option has not been pursued in the Plan. However, the City Council will continue to explore options to bring forwards 100% CSB sites outside the Plan process. This will include:
- Further calls for sites. Should this result in the identification of suitable, available and achievable sites for CSB housing, the City Council will work with the landowner to secure delivery of CSB plots;
 - Exploring the potential for CSB development on City Council-owned land. In the coming years, the City Council intends to bring several of its own sites to the market. Smaller land holdings (for example, residential garage sites) may provide opportunities for CSB development.
- 5.3 A second (related) option considered is to ensure a planning policy framework that supports appropriate CSB windfall development in the form of:
- Sites for 100% CSB (as per paragraph 5.2 above);
 - Developments of single CSB homes within the urban boundary; and/or
 - Community-led exception sites outside the urban boundary, as referenced in paragraph 73 of the NPPF.
- 5.4 As there have been no windfall developments of 100% CSB in Exeter in the recent past, the City Council does not consider it realistic to predict how many CSB permissions might derive from this source in the future.
- 5.5 Windfall developments of single CSB homes within the urban boundary have, to date, been the only source of CSB permissions in Exeter. Subject to the Plan supporting this type of development, it can be assumed that permissions will continue to be granted. 90 single CSB windfall homes have been granted planning permission in Exeter since 1 April 2016, all within the urban boundary. If that permission rate continues, it can be assumed that single home windfall sites within the urban boundary will contribute around 149 CSB plots between 31 October 2024 and March 2041, or around 158 CSB plots between 31 October 2024 and March 2042¹².
- 5.6 Paragraph 77 of the 2023 NPPF advises that local planning authorities should support the development of exception sites for community-led development and provides clear policy requirements for these sites. It is possible, but not certain, that community-led exception sites will include plots for CSB. The City Council has concluded that it is not necessary to refer to community-led

¹² 90 homes permitted over 8.6 years equates to an average of 10.5 homes permitted per year. 10.5 x 16.4 years (years between 31 October 2024 and 31 March 2041) equals 172. 10.5 x 17.4 years (years between 31 October 2024 and 31 March 2042) equals 183.

exception sites in Policy H7 or more broadly in the Plan, as sufficient guidance is provided in the 2023 (and 2024) NPPF. In the absence of any past community-led developments in Exeter, the City Council does not consider it realistic to predict how many, if any, CSB permissions might derive from this source in the future.

- 5.7 A third option is to require developments above a certain number of homes to include a percentage of serviced plots for CSB, subject to site specific viability considerations. This would include sites allocated for housing development in the Plan and windfalls.
- 5.8 Research by the Right to Build Taskforce¹³ indicates that the provision of plots for CSB on larger sites can help to de-risk development, provide early cash flow benefits through a more rapid return on investment to the main site developer and provide homes that enhance the development and attract other buyers to the site. This proactive 'plot percentage' approach has found favour in over forty adopted local plans¹⁴ and is an effective way to secure CSB housing to meet demand, meaning that delivery of serviced plots is not entirely reliant on single home windfall sites. For example, Teignbridge District Council's 2023/24 Authority Monitoring Report shows that 610 serviced CSB plots have been permitted since 1 April 2016 and South Gloucestershire District Council's CSB register webpage shows that 1,185 serviced CSB plots have been permitted since 2019. Whilst some of these permissions will be for single home windfall site development, the majority are for plots secured through the authorities' percentage plot policy.
- 5.9 Of adopted Local Plans that include a CSB plot percentage policy, most set a 5% plot percentage requirement but there is less consistency in terms of site size thresholds. For example, the Teignbridge Local Plan requires 5% of plots on developments of 20 homes or more to be for CSB, the Wellingborough Local Plan requires 5% of plots on developments of 50 homes or more to be for CSB, the South Gloucestershire Local Plan requires 5% of plots on developments of 100 homes or more to be for CSB and the City of York Local Plan requires 5% of plots on sites of 5 hectares or more to be for CSB.
- 5.10 A percentage plot policy needs to balance the provision of serviced plots against avoiding disproportionate overheads when negotiating and monitoring Section 106 agreements. To address this, one option is to allow off-site contributions to fund serviced CSB plots or self-build officer resources where the percentage plot approach will result in a requirement for a very small number of CSB plots.
- 5.11 On some development sites in Exeter (for example, the strategic mixed use brownfield sites allocated in Policy H2 of the Plan), a 5% plot policy will likely mean that developers are required to provide for CSB apartments. Based on evidence from the register, it is reasonable to expect that there may be demand for CSB apartments in Exeter. However, a limited marketing period (e.g. 12 months) can help to ensure developers are not left with unsold CSB apartment plots. Evidence that CSB apartments are deliverable include

¹³ Delivering a Sufficient Supply of CSB Homes. Right to Build Task Force. February 2025.

¹⁴ For example, the Teignbridge Local Plan (adopted 2014) – policy WE7, the South Gloucestershire Local Plan (adopted 2017) – policy PSP42, the Wellingborough Local Plan (adopted 2019) – policy H5, and the City of York Local Plan (adopted 2025) – policy H4.

recent and emerging developments at Marmelade Lane in Cambridge¹⁵, Graven Hill in Bicester¹⁶ and Goldcrest in London¹⁷.

- 5.12 Appendix A to this Topic Paper lists all proposed housing allocations and associated site capacities contained in Policy H2 of the Plan (note that the list and capacities reflect suggested main modifications to Policy H2 made by the City Council). The table also indicates how many serviced CSB plots could be secured on each site (or off-site by means of a financial contribution), based on a 5% plot requirement applied at three different thresholds and the City Council's assumptions about the type of housing that may be delivered on the site (i.e. where current evidence indicates that a site is likely to be developed for purpose-built student accommodation, build to rent housing (including co-living), homes for older people, supported housing or Gypsy and Traveller accommodation, appendix A assumes that it will not deliver plots for CSB¹⁸). Appendix A indicates that a 5% plot percentage policy applied to the site allocations could result in permissions for 190 serviced CSB plots if the site threshold is set at twenty homes, 177 serviced CSB plots if the threshold is set at fifty homes and 167 serviced CSB plots if the threshold is set at 100 homes.
- 5.13 It is also possible to predict how many serviced CSB plots could be delivered on windfall sites via a 5% plot percentage policy. Appendix B lists all windfall developments proposing twenty or more homes (net) permitted in Exeter between 1 April 2021 and 31 March 2025 (excluding permissions for the types of home listed in the last sentence of paragraph 5.11). It then indicates how many serviced CSB plots would have been sought under a 5% plot percentage policy at thresholds of twenty, fifty and 100 homes. Based on the resulting averages, and depending upon whether the Plan period runs to 2041 or 2042, appendix B indicates that a 5% plot percentage policy applied to windfalls could deliver 34 or 36 serviced CSB plots if the site threshold is set at 20 homes, 16 or 17 serviced CSB plots if the threshold is set at 50 homes and no CSB plots if the threshold is set at 100 homes.
- 5.14 Table 3 below compares the City Council's assessments of remaining demand for serviced CSB plots against potential supply (over Plan periods running to 2041 and 2042) from:
- Single dwelling windfall permissions within the urban boundary; and
 - A 5% plot percentage policy applied to proposed site allocations and windfall developments, at thresholds of 20, 50 and 100 homes.
- 5.15 As table 3 shows, once potential supply is considered, the level of un-met demand for serviced CSB plots could range from -32 (effectively 0) to 23 plots if the Plan period runs to March 2041, or from -25 (effectively 0) to 32 plots if the Plan period runs to March 2042. The ranges arise from the three different plot percentage thresholds explored. Unsurprisingly, table 3 indicates that a 5% plot policy applied to sites of 20+ homes provides greater opportunities to meet CSB demand than a 5% plot policy applied to sites of 50+ or 100+ homes. Perhaps more importantly however, table 3 indicates that a threshold

¹⁵ Marmelade Lane Co-housing Development, Arch Daily article.

¹⁶ Bicester Apartments, Graven Hill article.

¹⁷ Goldcrest custom and self-build apartments article.

¹⁸ The City Council has suggested a modification to Policy H7 which would exempt these forms of housing development and accommodation for Gypsies and Travellers from the CSB plot percentage requirement.

of 100+ homes will not enable CSB demand to be addressed, and a threshold of 50+ homes will only enable CSB demand to be addressed if the Plan period runs to 2041. In all threshold scenarios, the level of un-met demand may increase if site allocations and windfalls are developed for housing that is exempt from the 5% plot policy requirement (e.g. build to rent).

Table 3: Assessed remaining demand versus assessed supply of serviced CSB plots in Exeter

		Plots					
Total remaining demand if Plan period runs to 2041 (from table 2) (A)		362					
Total remaining demand if Plan period runs to 2042 (from table 2) (B)		382					
Source of supply	Windfalls sites: single CSB homes within the urban boundary (C)	172			183		
	Threshold	20 homes	50 homes	100 homes	20 homes	50 homes	100 homes
	Allocated sites: 5% of plots (D)	190	177	167	190	177	167
	Windfall sites: 5% of plots (E)	32	16	0	34	17	0
Potential un-permissioned demand (A or B minus C, D and E)		-32 (0)	-3 (0)	23	-25 (0)	5	32

Policy conclusions

- 5.16 Given the findings above, it is justifiable that the Plan requires 5% of plots on allocated and windfall sites of 20+ homes to be provided as serviced plots for CSB¹⁹. Paragraph 6.41 of the Plan explains that the plot percentage policy will be subject to site specific viability considerations and that the CSB plots may be delivered off-site where the City Council accepts that onsite provision will prejudice delivery of the wider scheme. A plot percentage policy is an appropriate way to help meet demand, having been successfully tried and tested in many UK locations.
- 5.17 Table 3 does not take account of potential CSB supply from other sources – for example, developments of 100% CSB. Proactive work by the City Council, including to potentially release its own land for 100% CSB development, could help to address un-permissioned demand if it is not being fully met by single windfalls and the 5% plot policy (for example, if some allocations and windfalls are developed for housing exempt from the 5% plot policy). The City Council has suggested an additional modification to paragraph 6.38 of the Plan to clarify that proposals for 100% CSB housing will be supported provided they comply with relevant policies in the Plan, including H7.
- 5.18 As set out in paragraphs 4.6 to 4.12 of this Topic Paper, aside from indicating a demand for plots to accommodate CSB homes with between two and four

¹⁹ The City Council has suggested a main modification to Policy H7 to clarify that the plot percentage requirement will apply to both allocated and windfall sites of 20 homes or more.

or more bedrooms, the register offers no clear conclusions about the types of CSB plots wanted in Exeter. Policy H7 therefore seeks to facilitate a range of supply to help meet a range of potential demand. To ensure that developers are not left with unsold CSB plots, criterion d of the second part of the Policy limits the marketing period to 12 months and criterion a of the second part of the Policy seeks to ensure, as far as possible, that plot sizes are provided with regard to demand expressed by the register.

- 5.19 It is likely that a continued supply of windfall sites for single CSB homes will help to meet demand for detached/larger custom or self-build homes on individual sites. Demand for this type of plot may also be met on sites developed for 100% CSB outside the Plan process, for example, on Council-owned land.
- 5.20 The 5% plot policy will help to secure CSB on developer-led sites. Via this policy, the Plan's strategic brownfield site allocations are most likely to provide customisable shells for apartments with two or three bedrooms. Other allocated sites and windfalls should help to meet demand for plots that can accommodate houses.

Appendix A – Potential future serviced CSB plot delivery on Exeter Plan site allocations

Site	HELAA Site Ref.	Approx. site capacity (net)*	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes	Explanation	Likely CSB permission
Water Lane – Water Lane South	15 / 116	976	49	49	49	Outline planning application 23/1007/OUT includes 976 C3 dwellings and 320 co-living bedspaces**.	Customisable apartment shells.
Water Lane – Haven Banks Retail Park	15 / 16	-	-	-	-	Full planning application 22/1145/FUL includes 239 build to rent flats** and 184 co-living studio flats**.	-
Water Lane – Isca House	15 / 117	475	24	24	24	The Exeter Plan Housing Trajectory assumes a further 25 homes will be delivered after 2042.	Customisable apartment shells.
Water Lane – Vulcan Estate	15 / 130	225	11	11	11	The Exeter Plan Housing Trajectory assumes a further 75 homes will be delivered after 2042.	Customisable apartment shells.
Water Lane – 61 and 62 Haven Road	15 /167	34	2	-	-	-	-

Site	HELAA Site Ref.	Approx. site capacity (net)*	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes	Explanation	Likely CSB permission
Water Lane – Canal Office and Sea Cadets	15 / 168	20	1	-	-	-	-
East Gate – City Point	145 / 53	239	12	12	12	-	Customisable apartment shells.
East Gate – Civic Centre	145 / 102	106	5	5	5	-	Customisable apartment shells.
East Gate – Manor Court	145 / 166	52	3	3	-	-	Customisable apartment shells.
East Gate – Pyramids, John Hannam House and Eaton House	145 / 156	-	-	-	-	It is assumed the site will be developed to re-provide homes for older people and/or supported housing.	-
East Gate – Clarendon House	145 / 103	-	-	-	-	It is assumed the site will be developed as purpose-built student accommodation.	
Red Cow – Red Cow North	146 / 22	329	16	16	16	-	Customisable apartment shells.
Red Cow – University of Exeter land	146 / 170	-	-	-	-	It is assumed the site will be developed to re-provide purpose-built student accommodation.	-
Exeter Bridges Retail Park	142	201	10	10	10	-	Customisable apartment shells.

Site	HELAA Site Ref.	Approx. site capacity (net)*	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes	Explanation	Likely CSB permission
South Gate	169	81	4	4	-	-	Customisable apartment shells.
Land at Old Rydon Lane	90	357	18	18	18	-	A range of serviced CSB plots.
St Bridget Nurseries	83	350	16	16	16	-	A range of serviced CSB plots.
Heavitree Road Police Station	104	-	-	-	-	It is assumed the site will be developed as co-living and purpose-built student accommodation.	-
Mary Arches Multi-Storey and Surface Car Park	163	-	-	-	-	It is assumed the site will be developed as build to rent housing.	-
Whipton Community Hospital	64	129	6	6	6	-	A range of serviced CSB plots.
Rougemont Switching Centre	151	-	-	-	-	It is assumed the site will be developed as build to rent housing.	-
Land at Newcourt Road, Topsham	91	51	3	3	-	-	A range of serviced CSB plots.
Land adjoining Silverlands	18	-	-	-	-	The Exeter Plan Housing Trajectory assumes that planning permission will be granted for	-

Site	HELAA Site Ref.	Approx. site capacity (net)*	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes	Explanation	Likely CSB permission
						development of this site before Plan adoption.	
Land at Topsham Golf Academy	95	-	-	-	-	The Exeter Plan Housing Trajectory assumes that planning permission will be granted for development of this site before Plan adoption.	-
Land at Exeter Squash Club	26	-	-	-	-	It is assumed the site will be developed as purpose-built student accommodation.	-
Land and buildings at Victoria Street	150	-	-	-	-	Site capacity is less than 20.	-
12-31 Sidwell Street	51	45	2	-	-	-	Customisable apartment shells.
Land to the east of Newcourt Road (2), Topsham	153	-	-	-	-	The Exeter Plan Housing Trajectory assumes that planning permission will be granted for development of this site before Plan adoption.	-
Clifford Close	63	33	2	-	-	-	Two serviced CSB plots.
Gipsy Hill Hotel	165	41	2	-	-	-	Two serviced CSB plots.

Site	HELAA Site Ref.	Approx. site capacity (net)*	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes	Explanation	Likely CSB permission
Unit 1 Nightclub, Summerland Street	160	-	-	-	-	It is assumed the site will be developed as purpose-built student accommodation or build to rent.	-
Land behind 66 Chudleigh Road	125	27	1	-	-	-	A serviced CSB plot.
Chestnut Avenue	75	24	1	-	-	-	A serviced CSB plot.
East of Pinn Lane	106	12	1	-	-	-	A serviced CSB plot.
Land at Matford Lane (2)	158	27	1	-	-	-	A customisable apartment shell.
Hessary, Hollow Lane	108	-	-	-	-	Site capacity is less than 20.	-
Fever and Boutique, 12 Mary Arches Street	100	-	-	-	-	Site capacity is less than 20.	-
Land south of Gipsy Hill Lane	107	-	-	-	-	Site capacity is less than 20.	-
Garages at Lower Wear Road	84	-	-	-	-	Site capacity is less than 20.	-
Newbery Car Breakers	129	-	-	-	-	Site capacity is less than 20.	--

Site	HELAA Site Ref.	Approx. site capacity (net)*	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes	Explanation	Likely CSB permission
Lancelot Road	31	-	-	-	-	Site capacity is less than 20.	-
Land rear of Beacon Lane shops	30	-	-	-	-	Site capacity is less than 20.	-
Land at Taunton Close	13	-	-	-	-	Site capacity is less than 20.	-
91-97 Wonford Street	73	-	-	-	-	Site capacity is less than 20.	-
Total potential CSB supply			190	177	167		

*Excluding types of housing that the Council proposes should be exempt from policy H7's plot percentage requirement, via a modification to the Exeter Plan – i.e. purpose-built student accommodation, build to rent housing including co-living, homes for older people, supported housing and Gypsy and Traveller accommodation.

**Denotes housing that the City Council proposes should be exempt from policy H7's CSB plot percentage requirement, via a modification to the Exeter Plan.

Appendix B – Potential serviced CSB plot delivery on windfall sites using a plot percentage policy

Year	Site	Total homes permitted (net)	5% CSB plots on sites of 20+ homes	5% CSB plots on sites of 50+ homes	5% CSB plots on sites of 100+ homes
2021/22	Whipton Barton House, Vaughan Road	55	3	3	-
	Clifton Hill Sports Centre, Clifton Hill	41	2	-	-
2022/23	-	-	-	-	-
2023/24	Royal Clarence Hotel, Cathedral Yard	23	1	-	-
2024/25	-	-	-	-	-
Total past potential windfall CSB supply			6	3	0
Annual average past windfall potential CSB supply			2	1	0
Total potential future windfall CSB supply between 1 April 2025 and 31 March 2041			32	16	0
Total potential future windfall CSB supply between 1 April 2025 and 31 March 2042			34	17	0

*Excluding types of housing that the City Council proposes should be exempt from Policy H7's plot percentage requirement, via a modification to the Exeter Plan – i.e. purpose-built student accommodation, build to rent housing including co-living, homes for older people, supported housing and Gypsy and Traveller accommodation.

