

North East Lincolnshire

**Self-build and Custom build
homes Topic Paper**

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2026 - Self-build Topic Paper

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Section 1 Introduction

- 1.0.1** This topic paper provides background, evidence and justification for the proposed revision of the Self-Build and Custom Build Homes policy as part of the North East Lincolnshire Local Plan (NELLP). The current Local Plan was adopted in 2018 and is currently undergoing review to ensure its policies reflect updated national guidance, local housing needs and consultation feedback.
- 1.0.2** The purpose of this paper is to set out the context for self-build and custom build housing in the borough; review national and local policy requirements; assess demand and supply; and justify the proposed continuation of a 1% self-build requirement on strategic housing sites.

Section 2 Policy Context

2.1 National Context

- 2.1.1** The National Planning Policy Framework (NPPF, December 2024) sets out the Government's approach to plan-making and delivering sustainable growth in England. Local Planning Authorities must ensure their plans provide for a sufficient supply of homes of varying size, type and tenure meeting the needs of all groups within the community. This includes provision for those wishing to commission or build their own homes.
- 2.1.2** The NPPF requires authorities to maintain an understanding of local demand for self-build and custom build plots, primarily informed by the Self-Build and Custom Housebuilding Register.

2.2 Local Context

- 2.2.1** Self-build and custom build provision in North East Lincolnshire is currently addressed through Policy 20 of the adopted Local Plan. The proposed revisions largely update the existing contextual text to align with the latest NPPF wording and reflect current evidence.
- 2.2.2** Public consultation through the Local Plan review identified varied views about the proposed requirement for strategic sites provide 1% of homes as self-build plots. Some respondents felt this figure should be higher, while others sought a reduction. This paper reviews the available evidence to assess whether the requirements remain appropriate.
- 2.2.3** A Housing and Economic Development Needs Assessment (HEDNA) was commissioned by the Council to inform policy development. It identifies the amount, type, mix and distribution of housing and employment land that North East Lincolnshire needs now and in the future. The HEDNA identifies the importance of providing self-build and custom build plots.
- 2.2.4** The HEDNA reports that as of the end of October 2024, the Council had 52 individual and 5 groups on the register. Between the October 2023 - October 2024 monitoring period, 3 individual applications for the register were made. In the same period, 11 serviced plots suitable for self-build were approved.
- 2.2.5** The HEDNA notes attempts to 'cleanse' the register were undertaken to remove those who no longer have a need to remain on the register, however, this yielded limited responses. As a result, the register may overestimate actual local demand.
- 2.2.6** The HEDNA concludes that the authority should consider self-build plots as part of the overall housing mix in the local plan without specifying a target proportion.
- 2.2.7** A review of North East Lincolnshire's surrounding authorities noted that none of the other Lincolnshire authorities request a percentage of self-build plots through policy requirements.

Section 3 Local Demand and Land Supply

- 3.0.1** The Council acknowledges the findings of the HEDNA and the need to maintain an accurate and up-to-date Self-Build Register. Improvements have been made to the registration process and ongoing monitoring has been implemented to ensure the register reflects genuine demand.
- 3.0.2** Between October 2024 and October 2025, 12 self-build applications were approved comprising of 20 plots. In that same period, four applications for the register were made. The North East Lincolnshire Authority Monitoring Report (AMR, 2025) published November 2025 demonstrates that the authority consistently approves more self-build plots than entries onto the register with the exception of 2020-2021 of which entries outweighed approvals by one. Most permissions granted are small-scale windfall applications for one or two plots.

Year	Additions to the Register (Individuals)	Additions to the Register (Group)	Permissions Granted
2017 - 2018	5	0	23
2018 - 2019	4	3	38
2019 - 2020	9	0	15
2020 - 2021	6	2	7
2021 - 2022	2	0	3
2022 - 2023	3	0	4
2023 - 2024	3	0	11
2024 - 2025	3	1	20
Total	35	6	221

Table 3.1 Self Build Register Entries

- 3.0.3** The numbers added to the register have been similar for the last four years and there has been an increase in self-build plots being approved in the same period. This suggests that self-build needs within the borough are currently being met through the approval of small sites.

Section 4 Policy Options

- 4.0.1** The proposed policy sets out that strategic sites (identified in the proposed Strategic Sites policy) are expected to make provision for 1% of homes to be delivered on site by self-builders. To ensure flexibility and to avoid unnecessary delay to site delivery, the policy allows for plots to revert to standard housing where there is evidence that developable plots have not generated interest within a 24-month period.
- 4.0.2** This approach maintains opportunities for self-build within larger developments while ensuring plots are not left unused if there is insufficient demand.
- 4.0.3** Monitoring will be undertaken annually to compare numbers of entries on the register vs planning approvals for self-build sites. This will ensure the 1% remains acceptable and can be adjusted where necessary in future Local Plan reviews.

Section 5 Justification

- 5.0.1** Evidence from planning approvals and register activity indicate that demand for self-build in North East Lincolnshire is modest and typically met through windfall sites. However, self-build and custom build homes are recognised as an important part of the overall housing mix, offering choice and supporting diverse housing pathways.
- 5.0.2** The 1% requirement on strategic sites ensures that larger developments contribute proportionately to this form of housing without creating an oversupply. It also provides opportunities for self-build on sites that may otherwise be inaccessible to individual applicants. Additionally, it ensures the Council is not solely reliant on windfall sites with the 1% being proportionate when measured against entries onto the local register. This percentage can also opt for a phased delivery providing flexibility to developers.
- 5.0.3** Allowing plots to revert to conventional development if not taken up within a defined period ensures deliverability and avoids placing undue burdens on developers.
- 5.0.4** This conservative approach ensures a reliable supply of self-build plots are achieved to meet the demand without saturating developments with unused plots where there is insufficient demand, slowing down overall delivery.
- 5.0.5** Given the available evidence, the 1% figure is considered proportionate, flexible and supported by monitoring trends.

Section 6 Conclusion

- 6.0.1** The proposed policy for Self-Build and Custom Build properties reflects updated national guidance, local evidence and consultation feedback. Monitoring data demonstrates that the borough regularly approves more self-build plots than the number of new registrations, indicating that existing needs are being met.
- 6.0.2** The continued requirement for strategic sites to provide 1% of their homes as self-build or custom build plots is justified, achievable and balanced. It ensures the Local Plan supports a diverse housing offer, maintains choice for prospective self-builders and provides a clear, evidence-based policy position moving forward.

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Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU