

Self-Build & Custom-Built Homes - Declaration Form

Demonstrating your scheme is self-build or custom-built housing

[Self-build and Custom Housebuilding Act 2015 \(as amended by the Housing and Planning Act 2016\)](#) and NPPG (Paragraph: 016 Reference ID: 57-016-20210208) sets out the definition of Self Building and Custom Housebuilding.

This is important as it also has implications on whether [Biodiversity Net Gain \(BNG\)](#) applies to the development. New residential development that genuinely accord with the definition of self-build housing may be exempt from mandatory biodiversity net gain requirements. Furthermore, the self-build nature of a proposed development is also a material consideration and specific adopted [Tendring District Local Plan](#) policies will apply, including Policy LP7.

Key points as set out by available guidance and legalisation, include:

- In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.
- Off-plan housing, (homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer), are not considered to meet the definition of self-build and custom housing.

Local Validation Requirement

To grant planning permission for self-build or custom-build homes, the Council must be satisfied that the initial owner and occupier of the home will have primary input into its final design and layout.

All planning applications involving new dwellings must be accompanied by this form.

You must complete this form to demonstrate how your scheme meets the definitions of self-build and custom-build housing. Please ensure you complete all relevant sections and provide as much detail as possible.

The information provided will be used in the determination of your planning application, and to check whether your scheme is eligible for an exemption from Biodiversity Net Gain (BNG) requirements.

The information provided will also be used by the Council to monitor the delivery of self-build and custom-build housing.

Section 1: Applicant / Agent & the Development Proposals

Applicant Contact Details	
Name:	
Address:	
Postcode:	
E-mail Address:	
Phone / Mobile Number:	

Agent / Development Contact Details (if applicable)		N/A <input type="checkbox"/>
Name:		
Address:		
Postcode:		
E-mail Address:		
Phone / Mobile Number:		

Proposed Development	
Site Location:	
Postcode:	
Summary of Development:	
Planning Application No.	Unknown <input type="checkbox"/>

Section 2: Self-Build / Custom-Build Declaration

The development does <u>NOT</u> involve self-build or custom-built dwellings.
<input type="checkbox"/> I hereby confirm that the proposal does NOT include any Self-Build and/or Custom-Built homes
<i>If the above is applicable to your development, please move onto Section 4. No need to complete Section 3.</i>

The development <u>DOES</u> involve self-build or custom-built dwellings
<input type="checkbox"/> I hereby confirm that the proposal DOES include Self-Build and/or Custom-Built homes
<i>If the above is applicable to your development, please complete all remaining sections.</i>

Section 3: How does the scheme meet the definition of Self/Custom Build?

Please indicate the applicant's interest in the land and development:
<input type="checkbox"/> The applicant is applying for planning permission for a serviced plot/s <input type="checkbox"/> The applicant is the intended owner/occupier of a self-build unit <input type="checkbox"/> The applicant is the intended owner/occupier of a custom-build unit <input type="checkbox"/> Other – please state:
Is the applicant currently on TDC's Self-Build Register? Yes <input type="checkbox"/> No <input type="checkbox"/>

Please consider the following legislation and guidance and complete the statement box below

How does your scheme proposal meet the definition of self-build that is set out under the Self-build and Custom Housebuilding Act 2015? In answering this question, you may wish to address the various parts of

the definition and information provided below and explain who will live in the dwelling/s and their involvement in the proposal.

The National Planning Policy Framework (NPPF) defines self-build and custom-build housing as:

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

The Self-build and Custom Housebuilding Act 2015 as amended defines self-build and custom housebuilding as:

(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.

The Right to Build Task Force says:

In simple terms, this form of housebuilding can be described as a process where “a home is built to the plans or specifications decided by the occupant”. When considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

Self-build typically involves the construction of single (usually detached) homes, including conversion projects and extensive renovations (usually demolition or rebuild). Where individuals work as a group or association, it can also include the construction of higher density homes in the form of terraced housing or apartments if those homes are commissioned or built by those individuals.

Custom build involves the construction of homes, of all types and sizes, on serviced multiplot sites. With custom build, an enabling developer, which can be a local authority, community group, housing association or commercial developer, works with individuals or groups to specify the details of appearance and internal layouts of their homes. This may involve an element of DIY build or self-finish or can be full construction and finish of the home as specified by the home buyer.

A self-build home is one built to the plans or specifications of the occupant on a single plot. A custom build home is built to the plans or specifications of the occupant on a multiplot site which is actively managed by a third-party enabler.

Note: Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, will not meet the definition.

Self-Build/Custom-Build Homes Declaration Statement

I confirm this development meets the definition of self-build for the following reasons:

Application Description

Does your application specify the scheme is self-build or custom build within the description of the development?

- Yes – it includes reference to self/custom build
 No – it does not include reference to self/custom build

If you answered 'No' to the above, the description of the relevant planning application will be amended to include reference to the self/custom build nature of the development.

This is in accordance with the requirements of the Levelling Up and Regeneration Act 2023 which states that development permissions must be specifically for the carrying out of self-build and custom housebuilding.

Please check the box to authorise the change to the application description:

I agree to the proposal of my development being changed to include reference to self-build or custom-build housing, as necessary.

Section 4: Signature and date

Name: (print)

Signature:

Date:

Interest in the land:

Applicant

Agent

Developer

Note: Personal details will be redacted when uploaded to the website.

Note: Should the development be accepted as Self-Build and/or Custom-Build, it is likely that this will be secured via Planning Condition or Planning Obligation via UU/106 agreement.