Proforma for schemes that are self-custom build

Please fill this form out in detail if your scheme is self/custom build.

Please ensure you fill out all the sections and provide as much detail as possible.

The reason for filling this form out is for our self/custom build monitoring requirements or you may be seeking an exemption from Biodiversity Net Gain.

Section 1: about you and about the scheme:

1. Name of person filling out form:

2. Email address (this will be redacted when uploaded to the website):

3. Phone number (this will be redacted when uploaded to the website):

4. Are you the landowner or agent or developer?

5. Scheme address:

6. Scheme planning application number:

7. Summary of scheme proposal:

Section 2: how does your scheme meet the definition of self/custom build?

The Self-build and Custom Housebuilding Act 2015[1] defines what self-build and custom housebuilding is as follows:

(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 NPPF includes this definition:

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 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.

8. How does your scheme proposal meet the definition of self-build that is set out in the 2015 Act? In answering this question, you may want to address the various parts of the definition and explain who will live in the dwelling and their involvement in the scheme. You may also want to address the various aspects of how the Right to Build Taskforce define this house building type.

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[1] [Self-build and Custom Housebuilding Act 2015 (legislation.gov.uk)](https://www.legislation.gov.uk)

9. As you have filled out this form saying that your scheme is self-build, we will need to amend the description of the planning application relevant to this proforma to say that it is for self/custom build. Please tick this box to acknowledge this. ☐

Section 3: Signature and date

Signed (this will be redacted when uploaded to the website):

Dated: