



# Proforma for schemes that are self or custom build

Please fill this form out in detail if your application for planning permission is for self-build and/or custom build homes.

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

The information provided in this form will be used to assist with the Council's statutory requirement to monitor self/custom build developments and where relevant to provide justification for any exemption that may have been claimed from mandatory Biodiversity Net Gain.

## Section 1: about you and the scheme

1. *Name of person filling out the form*

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2. *Email address (this will be redacted when document is uploaded to the planning file)*

.....

3. *Phone number (this will be redacted when document is uploaded to the planning file)*

.....

4. *Are you the landowner / agent / developer or prospective occupier?*

.....

5. *Scheme address*

.....

6. *Scheme planning application number*

.....

## Section 2: how does your scheme meet the definition of self-build or custom-build?

The [Self-build and Custom Housebuilding Act 2015](#) 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 [National Planning Policy Framework](#) (Dec 2023) includes this definition within the glossary:

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.

Please explain how the houses within your scheme meet the definition of self-build as set out in the 2015 Act. In answering this question, please provide information of who will live in the dwelling(s) and their involvement in the design and / or build of their dwelling. Please confirm that the prospective occupant(s) intend to live in the self/custom build home(s) as their principle residence.

It would be helpful if site photos could be provided.

### Section 3: Signature and date

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

.....

Date:

.....

Broxtowe Borough Council  
Planning and Economic Development  
Foster Avenue, Beeston,  
Nottingham, NG9 1AB  
Tel: 0115 917 7777  
[pabc@broxtowe.gov.uk](mailto:pabc@broxtowe.gov.uk)  
[www.broxtowe.gov.uk](http://www.broxtowe.gov.uk)

