



## Proforma for schemes to determine whether self/custom-build

You must complete this form if your proposed development is self-build or custom housebuilding.

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, the Council must be satisfied that the initial owner of the home will have primary input into its final design and layout.

For self-build or custom housebuilding, the Council will require a condition on your planning permission and/or the entry into a legal agreement to secure the development for self-build or custom housebuilding

Please ensure that you answer all the questions providing as much detail as possible to facilitate the determination process. Please ensure that all the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact Bolsover District Council on either **01246 242424** or email: [dev.control@bolsover.gov.uk](mailto:dev.control@bolsover.gov.uk)

Please note that copies of this form will be made available to the public and cannot be treated as confidential, however, all personal data will be processed and held in accordance with the **Data Protection Act 2018**.

Planning Application Number (*for official use*):

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### Section 1: Personal Information and Scheme Details

1. Name of person filling out form?
2. Email Address:
3. Contact details
Mobile:

Telephone:

Email:

4. Are you the landowner, agent, or developer?

5. Scheme Address:

6. Will the dwelling(s) be the above occupants' sole or main residence?

7. Name of occupant(s) of the dwelling(s):

8. Summary of the scheme proposal, including number of dwellings and site area in hectares (ha):

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

The [Self-build and Custom Housebuilding Act 2015](#) (as amended) defines self-build and custom housebuilding 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.

It goes on to state:

In this section –

- “home”, in relation to an individual, means the individual’s sole or main residence.

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 states:

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.

### Biodiversity Net Gain exemptions for self-build and custom housebuilding

With regards to advice on Biodiversity Net Gain exemptions for self and custom build homes on small sites the [Right to Build Task Force](#) states:

Based on the wording of the Act it can be said that

- second homes and holiday homes do not qualify
- caravans and pitches do not qualify
- extensions and refurbishments do not qualify (not building a new home)
- and homes designed to be sold off plan do not qualify.

9. What type of self/custom build is proposed?

Please mark any relevant boxes in the table below:

a) Self-build – a plot of land for the initial occupant to design their own home. The initial occupant will be in control of how their home is designed and constructed and can undertake some, all or none of the construction work themselves.	
b) Custom-build – The initial occupant will choose their house design from customisable house designs offered by a developer (this does not include choices limited to colours/materials/fittings). The initial occupant will usually not undertake any of the construction work themselves.	
c) Group custom and self-build – The initial occupant will join an intentional community to collectively design and deliver, or commission professionals to design and deliver, housing in which they will live. This can involve an element of communal living, such as for example a communal building within the housing development and/or communal amenity space shared by all residents.	
d) Self-finish/shell homes – The home is built as a watertight shell by a developer, the internal layout of which is then designed and finished by the initial occupant.	
e) None of these – please provide more details below	

10. How do you intend to deliver the home(s) as self/custom build housing?

*Example responses:*

- *I am going to build the home myself and live in it.*
- *I'm going to service the plots and sell them with outline planning permission.*

11. Will you/the initial owner(s) of the home have primary input into the final design and layout?

Yes - please provide more details as to how this will be done

  
  

No

12. How many self/custom build houses are proposed?

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13. Does the proposal description of development on your planning application form refer to self/custom housebuilding and do you specify the number of self/custom build homes in the 'residential/dwelling units' section of your planning application form?

The description of development refers to custom and self-build housing    Yes / No
If your response is 'No' please explain why it does not meet the description of development or the numbers in 'residential units'.

14. As you have filled out this form saying that your scheme is self-build, we may need to amend the description of the planning application relevant to this Statement to specify that it is for self/custom build.

Please tick this box to acknowledge this.	
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15. If affordable custom and self-build housing is proposed please set out how the custom and self-build housing will be brought forward. (Affordable Housing is defined in the NPPF 2023, Glossary).

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16. Would you be willing to accept a condition on your planning permission and/or enter into a legal agreement to secure the development for self/custom housebuilding?

Yes

No – please explain why

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As you have filled out this form expressing that your scheme is a self-build, we will need to amend the description of the planning application relevant to this proforma to state that it is for a self/custom-build.

Please tick this box to acknowledge this:

**N.B** If Bolsover District Council do not consider the scheme meets the definition of the self/custom-build, including the first occupation of the property by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the it for at least 3 years, the requirement to provide the mandatory 10% biodiversity net gain will apply.

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### **Section 3: Signature and Date**

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

Date: