Medway Council black and white logo


# Medway Proforma for Self-build and Custom Housebuilding applications

This form should be completed when an application is being made for self-build or custom housebuilding.

It will help us understand how the proposal meets the legal definition, as set out below.

## Self-build and Custom Housebuilding definition

Section 1 of the [Self-build and Custom Housebuilding Act 2015 (as amended)](https://www.legislation.gov.uk/ukpga/2015/17/contents/enacted/data.htm) states:

“1(A1) In this Act “self-build and custom housebuilding” means the building or completion by

1. individuals
2. associations of individuals
3. 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 glossary of the [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) (NPPF) states:

“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.”

Paragraph 63 of the NPPF also refers to:

“people wishing to commission or build their own homes.”

[Planning Practice guidance](https://www.gov.uk/guidance/self-build-and-custom-housebuilding) (2021, paragraph 016) states:

“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.”

With regards to advice on Biodiversity Net Gain exemptions for self and custom build homes on small sites the [Right to Build Task Force](https://righttobuild.org.uk/resources/advicenotes/biodiversity_net_gain) 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.

You can find [more information on self-build and custom housebuilding on the Medway Council website.](https://www.medway.gov.uk/info/200149/planning_policy/144/self-build_and_custom_housebuilding_register)

Please complete the form below.

Once completed, send it to us as part of your planning application.

# Section 1 – about you and the scheme

1. Name of person completing this form
2. Email address (which will be redacted when uploaded to the website)
3. Phone number (which will be redacted when uploaded to the website)
4. Are you the landowner/agent/developer?
5. Scheme address
6. Summary of scheme proposal

# Section 2 – how does your application meet the definition of self/custom build?

1. 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 |  |

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

For example, you might be building the house yourself to live in (or employing someone to build it for you). Alternatively on a multiple plot site, you could service the plots and sell them with outline permission for self/custom build.

1. 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

1. How many self/custom build houses are proposed?
2. 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?

Yes

No – please explain why

1. 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