

Form for Self-Build or Custom Build Schemes

Please fill this form out in detail if your scheme is self/custom build and you are seeking an exemption from Biodiversity Net Gain. Please ensure you fill out all the sections and provide as much detail as possible. The information from this form will be used for monitoring of self or custom building in North Herts.

* All starred questions will have answers redacted when uploaded to the planning website.

Section 1 - about you and the scheme:

1. Name of person filling out form

Ms D'Angelo

2. Email address*

[REDACTED]

3. Phone number*

[REDACTED]

4. What is your interest in the scheme? Are you the landowner, agent or developer?

Owner with Mum and Dad

5. Scheme address

66 Periwinkle Lane

Hitchin

Herts

SG5 1TY

6. Summary of scheme proposal

Create a new semi-detached dwelling (other side of semi will be my parents)

7. Is the future occupant(s) registered on North Herts Self/ Custom Build register? If so please provide details.

No not currently.

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

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) defines what self-build and custom house building 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 Right to Build Task Forces 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 re build]. 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 built to the plans or specifications of the occupant on a single plot.

A custom built home is built to the plans or specifications of the occupant on a multi plot site which is actively managed by a third party enabler.

8. How does your scheme proposal meet the definition of self-build/custom build that is set out in the 2015 Act (as amended by the Housing and Planning Act 2016)?

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.

I, Angela D’Angelo, confirm that it is my full and genuine intention to:

- Personally commission, fund and manage the construction of the proposed dwelling on the above site.
- Construct the dwelling as my own primary residence and that of my children currently under the age of 18 years.
- Retain ownership and occupation of the dwelling upon completion; and
- Ensure that the dwelling or application site is not developed or sold for speculative purposes.

The design has been developed in close collaboration with myself and reflects my personal needs, preferences and long-term intention to live at the site. It is not a speculative or developer-led proposal.

WILLINGNESS TO ENTER INTO LEGAL AGREEMENT

To provide the Local Planning Authority (LPA) with assurance regarding the genuine nature of this self-build proposal, I am willing to enter into a Section 106 Agreement (S106) or other appropriate legal mechanism, should the LPA consider this necessary, to secure that:

- The dwelling will be constructed and first occupied as a self-build or custom-build home within the meaning of the Self-Build and Custom Housebuilding Act 2015;
- The applicant (or a named family member) will occupy the completed dwelling as

their principal residence for a reasonable period following completion; and

- The property will not be sold or marketed prior to occupation by the applicant, except with the prior agreement of the LPA.

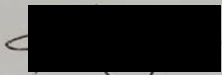
I understand and accept that such an obligation is commonly used by local authorities to secure the genuine self-build nature of development proposals, and I am content for such a clause to be attached to any planning permission that may be granted.

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

That's fine if required

Section 3 - Signature and date

Signed*

A black rectangular box redacting the signature.

Dated

13/04/2026