

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

COLIN EADES

2. Email address*

[REDACTED]

3. Phone number*

[REDACTED]

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

AGENT

5. Scheme address

L/A THE WHITE HOUSE ASHWICK ROAD NEWHAM SG7 5JU

6. Summary of scheme proposal

CONVERSION OF EXISTING SHEEP BARN INTO SELF BUILD 2 BED DWELLING

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

NOT KNOWN

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.

THE APPLICANT HAS LIVED AT THE WHITE HOUSE FOR SOME 50 YEARS & HIS WIFE ALL HER LIFE IN NEWHAM. THE BEST HOUSE IS NOW OVERSIZED FOR THEIR NEEDS IN RETIREMENT & WISH TO DOWNSIZE WHILST REMAINING ON THE SAME SITE. THE BARN PROVIDES AN IDEAL ECONOMIC RESPONSE. UNLESS MR & MRS WAINRIGHT-LEE WILL NOT PHYSICALLY BUILD THE PROPERTY THEIR FAMILY WHO HAVE CARRIED OUT ALL PREVIOUS BUILDING WORK WOK. THEY ARE ALL LOCAL.

THE PROPOSAL IS A TRUE SELF BUILD FOR SELF OCCUPATION & MEETS ALL THE APPLICABLE CRITERIA.

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.



Section 3 - Signature and date

Signed



Dated

04/06/2025