



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

Aidan Crawshaw

2. Email address*

[REDACTED]

3. Phone number*

[REDACTED]

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

Agent (architect)

5. Scheme address

Land South Of 35, Ashwell Street, Ashwell, Hertfordshire, SG7 5QR

6. Summary of scheme proposal

Erection of single self-build dwelling house with detached garage and swimming pool.

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

Yes. Names as follows: Graham and Helen Banks

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.

Mr and Mrs Banks meet the definition of “self-build and custom housebuilding” as set out in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended).

The applicants have acquired the plot and have commissioned the design of the dwelling to their own specifications, working directly with their architect.

They will retain control over the design, procurement and delivery of the development, including managing the construction process, and will occupy the completed dwelling as their principal residence. The applicants are not acting as developers building for onward sale.

The proposal therefore constitutes a genuine self-build / custom build dwelling in accordance with the requirements of the Act.

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.

Mr and Mrs Banks meet the definition of “self-build and custom housebuilding” as set out in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended), and as further described in national guidance.

In accordance with the Right to Build Task Force definition, the proposed dwelling is a home built to the **plans and specifications decided by the intended occupants**. The applicants have acquired the plot and have commissioned the design of the dwelling to their own requirements, working directly with their architect. The **design, layout and appearance of the dwelling are therefore determined by the applicants**, who will have primary input into its final form.

The proposal is for a **single detached dwelling on an individual plot**, consistent with the typical characteristics of self-build development. The applicants will retain control over the design, procurement and delivery of the development, including managing the construction process, and will occupy the completed dwelling as their principal residence.

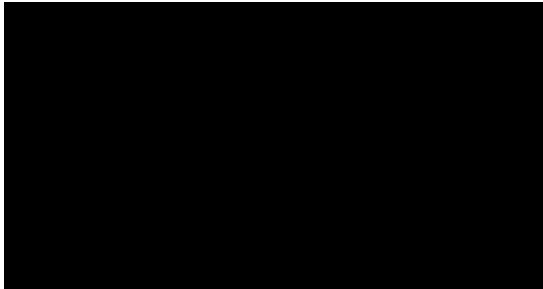
The applicants are not acting as developers building for onward sale. The proposal therefore constitutes a genuine self-build / custom build dwelling, in which the home is commissioned and delivered under the direction of the occupants in accordance with both the statutory definition and national guidance.

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*

A large black rectangular box used to redact the signature.

Dated

26th March 2026