

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

PAUL ATTON MRTPJ

2. Email address*

[REDACTED]

3. Phone number*

[REDACTED]

[REDACTED]

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

AGENT

5. Scheme address

LAND AT BENDISH STABLES, HOLLYBUSH LANE, BENDISH
HITCHIN SG4 8JA

6. Summary of scheme proposal

7. Is the future occupant(s) registered on North Herts Self/ Custom Build register? If so please provide details. No.

6. Demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens; erection of single storey self-build dwelling, access and all ancillary works.

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 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.

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)?

8. Mr & Mrs Anderson (applicants) (owners) are long standing local residents having previously lived in Bendish House (adjacent) and presently Bendish Stables for the last 33 years. Bendish Stables and its grounds is now too big for them. Being at retirement age, Mr & Mrs Anderson would like to downsize and build a small, self-build 3 bedroomed retirement bungalow to enable them to stay living in the area as they have long standing local connections.

The self-build dwelling chosen is "the Willows" house-type (bungalow) produced by Scandi-hus. Mr and Mrs Anderson (defined as "individuals" under Section A1 (a) of the Act) have been heavily involved with the design of the internal room layout and specification including the proposed energy efficiency measures and drainage with the Scandia-Hus team. The intention is for Scandia-hus to erect the bungalow which is delivered in kit form with pre-assembled timber framed panels. Once erected, Mr & Mrs Anderson plan to undertake most of the internal fitting out works themselves and will be heavily involved in the overall project management.

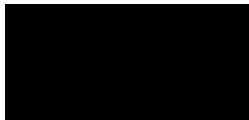
In answering this question, you may want to address the various parts of the definition and explain who will live in the dwelling and their involvement in the scheme. You may also want to address the various aspects of how the Right to Build Taskforce define this house building type.

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

21/5/26 .