



Custom and Self-build Delivery Statement Template

This custom and self-build delivery statement template should be submitted with planning applications that include custom and self-build housing to help the Council understand how the proposal meets the custom and self-build legal definition, as set out below.

Custom and Self-build housing legal definition

Section 1 of the [Self-build and Custom Housebuilding Act 2015](#) (as amended) states:

“1(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 [Planning Practice Guidance](#) (2021, paragraph 016) states that initial occupants must have a primary input into the final design and layout of the home.

Please write answers to the following questions in the corresponding textboxes. The text in italics within each textbox below are examples of potential answers.

1. What type of custom and self-build housing is proposed? (please cross as many that apply)

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.	X
b) Custom-build – The initial occupant will choose their house design from customisable house designs offered by a developer. 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.	

2. How do you intend to deliver the home/s as custom and self-build housing?

I'm going to build the home myself and live in it.

3. How many custom and self-build houses are proposed?

2	
Plot 1 self-build to be commenced and completed first, and occupied by Applicant.	
Plot 2 self-build to commence after, but not necessarily immediately upon, completion of Plot 1, and occupied by Applicant after completion.	

Plot 1 then to be either occupied by member(s) of Applicant's family, rented or sold.

4. Where affordable housing is required/proposed, the Council generally expects affordable housing to be delivered as non-custom and self-build housing. Affordable Housing is defined in the NPPF Glossary (2023). If affordable custom and self-build housing is proposed how will the custom and self-build housing legal definition specified in question 3 be met?

N/A

5. Does the description of development for your planning application (as set out in your planning application form) refer to custom and self-build housing, and do you specify the number of custom and self-build homes in the 'residential units' section of your planning application form?

If no, please explain why.

Yes

6. Would you be willing to accept a condition and/or section 106 agreement clause confirming the development is for/includes custom and self-build housing?

If no, please explain why.

Yes

Completed by Max Cantwell – 22/09/2025