MID SUSSEX DISTRICT COUNCIL

Version: September 2024

Self-build and Custom Build Statement

Submit this form with your planning application if your scheme is self-build or custom build

Please ensure you refer to the **Apply for Planning Permission** webpage to download the latest version of this form.

Introduction

Planning Practice Guidance sets out that 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 and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey').

Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.

Who should complete this form

All applicants proposing a self-build or custom build development should complete this form and include it when you submit your planning application.

The reason for completing this form is to provide the Council with information for monitoring self-build and custom build or you may be seeking an exemption from biodiversity net gain.

Further guidance

Build your own home – Mid Sussex District Council

Planning Practice Guidance: Self-build and custom housebuilding

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Definitions of self-build and custom build

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) defines self-build and custom build as:

> (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 National Planning Policy Framework (NPPF; December 2023) includes this definition:

> **Self-build and custom-build housing**
>
> Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

NaCSBA's Self Build Portal provides these definitions of self-build and custom build:

> **Self-build**
>
> Self-building typically occurs on a stand-alone plot, and involves someone sourcing and buying land, designing and commissioning their home. Rarely, some choose a traditional DIY route where you manage the design and construction process and undertake a fair proportion of the actual building work too. However, most people self-build by commissioning a developer to build to their design or by choosing a package route, also known as a system build or kit home. A turnkey home means that the commissioning process includes the complete build – you simply turn the key and start living in it at the end. You can follow a self-build route on a multi-plot site, depending on the development.
>
> **Custom build**
>
> Custom building is a way to commission your own home, but is always on a multi-plot site where your neighbours will be like-minded people who have also commissioned their home. This de-risks the process as the land is sourced, some form of planning permission obtained and the services are all in place. There are numerous routes but it can be quicker and simpler, as the process of finding land, securing planning permission and installing services have all been taken care of. Some multi-plot sites will give you the freedom to commission the home you want similar to self-building, some may come with designs and/or or developers pre-agreed. These sites use Design Codes and often Plot Passports to establish what can be built on each plot.

Date

23/10/2025

1. Site location

Address

38 Buckhurst Way East Grinstead, RH19 2AJ

Description of the proposed development

GROUND FLOOR SIDE AND TWO STOREY REAR EXTENSION TO ADAPT EXISTING 1-BED FLATS INTO 2-BED

2. Applicant details

Applicant name

Mr A Milton

Company name

RJM & FAMILY INVESTMENTS LIMITED

Address

Woodend House, Manor Road, Studland, Dorset, BH19 3AU

E-mail address

[redacted]

Telephone number

3. Agent details

Agent name

Ross Bowditch

Company name

RB Design

Address

Corner Cottage, The Limes, Felbridge, RH19 2QY

E-mail address

[redacted]

Telephone number

01342523766

4. Is your scheme self-build or custom build?

- (•) Self-build
- ( ) Custom-build

5. How many self-build or custom build plots are there in the proposed development?

Number of self-build plots: 1

Number of custom build plots:

6. How does your scheme meet the definition of self-build or custom build?

In answering this question, you may want to address the various parts of the definition(s) and explain who will live in the dwelling and their involvement in the scheme. You may also want to include how much input you will have into the design and layout of the scheme.

existing building containing existing flats that we are proposing to extend

7. As you have filled out this form saying that your scheme is self-build or custom build, we may need to amend the description of the planning application to say that it is for self-build or custom build.

Please tick this box to acknowledge this. ☑