



In relation to your latest request:

The **Self-Build and Custom Housebuilding Act 2015** states at 1(A1) that “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.**

As set out at paragraph 5.2 of the submitted Planning Statement, the applicant Mrs Heather Hall has appointed Stuart Lacey of Lacey and Owen Architectural Services to work up their personal aspirations and design preferences for a single dwelling at the application site. That design process has been an iterative one between the applicants, the architect and myself as planning advisor over several months preceding the submission. The scale, character and siting of the proposed dwelling has been led by the applicant. Discussions with the architect were first held informally in Spring 2024, with more detailed design evolution occurring over the autumn and winter of 2024/25 alongside planning advice being taken.

There is no requirement in self-build legislation or planning policy for a self-build project to be dependent on the occupiers' ability to either provide the detailed design or to physically build the property themselves, and to expect such would be clearly unreasonable. On the grant of planning permission the applicant would appoint a builder to implement the scheme which she would project manage.

The applicants live locally but as they approach retirement wish to reside in a more suitable property in their current locality and prefer to manage the design and construction themselves as they have some past experience in overseeing development projects. The intention is for the applicants to live in that property for the reasonably foreseeable future. The availability of the site in the preferred location has driven the project as a self-build one. This is evidently not an off-plan property purchase.

The applicants acknowledge and accept that a condition or potentially a s106 may be attached to a planning consent in relation to first occupancy.

In relation to **Certificate B**, please find attached amended signed certificate and Notice 1 Copy sent to NCC Highways for your information.



