

Statement of Compliance of Self Build

Delivery

SITE: Belle Ver, Coxmoor Road, Sutton-in-Ashfield, Nottinghamshire, NG17 5LF

PROPOSAL: Reserved Matters Application - Appearance, Landscaping and Layout, For Outline Application (Including Access) for Construction of One Self-Build Dwelling V/2025/0108

- 1.1 This Statement of Compliance has been prepared to support a Reserved Matters Application - Appearance, Landscaping and Layout, pursuant to the Outline Application (Including Access) for Construction of One Self-Build Dwelling V/2025/0108 at Belle Ver, Coxmoor Road, Sutton-in-Ashfield, Nottinghamshire, NG17 5LF.
- 1.2 It seeks to demonstrate why the applicant believes the proposal constitutes self-build under the 2015 Self Build Act (as amended).

Definition of Self Build

- 1.3 The National Planning Policy Framework (NPPF) defines self-build and custom-build housing as:

‘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.

- 1.4 The Self-build and Custom Housebuilding Act 2015 defines self-build and custom housebuilding 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.’

- 1.5 Guidance is also provided by the Government via the National Planning Practice Guidance provided by the Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities (Published 1 April 2016 and last updated 8 February 2021):

‘In 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.’

Demonstration of Compliance

- 1.6 As part of the Outline Application which was granted on 23rd July 2025 was for the construction of one self-build dwelling. Moreover, a condition attached to the consent confirms that the dwelling will be built out as a self-build dwelling, with condition 14 reading as follows:

‘The hereby approved dwelling shall be constructed as a self-build dwelling within the definition of a self-build and custom build housing in the 2015 Act.’

- 1.7 For the avoidance of doubt the proposed development will comply with this condition and the description of development by ensuring that the owner of the home will have primary input its final and design and layout to enable flexibility in meeting their design criteria.