

Chiltern District Council Self-Build and Custom Housebuilding Register **Frequently Asked Questions**

What is self-build and custom build?

Self-build describes a project where you play a significant part in the process of designing, planning and building your own home;

Custom build housing is where a builder is contracted by a home owner to create a 'custom built' home.

What 'Plots' are eligible?

For plots to be eligible to be considered as a self or custom build plot they must have:

- a) Access to the public highway; and
- b) Connections for electricity, water and waste water.

Plots can be supplied in a variety of ways: individual plots or as part of a larger development scheme. When registering your interest please specify which is your preference.

Am I eligible to register?

In order to register your interest you must be:

- a) Aged 18 or over;
- b) A British citizen, a national of a European Economic Area State or a national of Switzerland; and
- c) Seeking (either alone or with others) to acquire a plot of land in the authority in order to build a dwelling and occupy it as your sole or main residence.

Please note: The Council will only contact you in writing; we will not ask for any payments or personal details over the phone.

Do I need Planning Permission?

Planning permission is required for **all** new dwellings in the District: self and custom builds **are not exempt**. All planning applications are determined on their own merits subject to their conformity with the Development Plan, (more details available on the Council's Website: www.chiltern.gov.uk/planning/policy) and other 'material considerations'.

If you have purchased a plot or are interested in buying a plot in the District and require more information on securing planning permission more information is available on the Council's website:

www.chiltern.gov.uk/planning/preapp

The Council encourages early dialogue with prospective applicants through what is known as the pre-application advice service. More details are available on the Council's website:

www.chiltern.gov.uk/article/2697/Pre-applicationpost-decision-planning-advice-Guidance

I have been approached by someone offering me a plot of land for sale, what should I do?

The Council cannot get involved in civil matters, which includes the purchase or exchange of land, but advises that if you are approached by someone offering you a plot of land then you should act with caution, and if necessary seek legal advice before entering into any agreement.

Before completing any purchase of land, you can check whether the land is in the Green Belt by using the Policies Map: www.chiltern.gov.uk/planning-interactive.

Check 'Do I need Planning Permission?' above for more information on securing planning permission.

Where can I find more Information?

The National Custom & Self Build Association (NaCSBA) has produced a Self-Build Portal which contains more information on the Self-Build process:

www.selfbuildportal.org.uk/. This Portal is endorsed by the Government.

Please note: Chiltern District Council are not responsible for the content on this website.

If you have any further queries please contact the Council's planning policy team, contact details are provided below:

Email: planningpolicy@chiltern.gov.uk

Telephone: 01494 586 678

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