**<Your name>**

**<Your address or email>**

**<Your phone number>**

**<Today’s date>**

To the Complaints Department at **<insert council name>**

**<or>**

Dear **<MP name>,**

**Demand for suitable development plots for custom and self build homes**

I am writing to you to advise you that I am seeking an opportunity to build a home of my own within the area of your planning authority. I understand that by joining the register (that you are required to promote and maintain as set out under the “Right to Build” legislation) a suitable permissioned plot must be brought forward, within three years of me signing up.

It appears that your authority is one of a minority within England that imposes eligibility criteria of either a local connection test or financial solvency test prior to allowing me to join Part 1 of your register, the part you must provide permissions for. This is despite the fact that entry on the register does not in itself provide me with any certainty that I will be able to access one of the plots that must be permissioned.

<https://www.gov.uk/guidance/self-build-and-custom-housebuilding> notes that “The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) enables relevant authorities to include up to two optional local eligibility tests. These are limited to a local connection test and a financial solvency test. *We expect that relevant authorities will apply one or both of these tests only where they have a strong justification for doing so*. They should ensure that they are proportionate and, in the case of the former, *we expect these to be introduced in response to a recognised local issue*.”

I am writing to advise you that your criteria has acted as a deterrent, and has prevented me from signing up your register. I therefore wish to make the following points:

1. I wish to complain about your criteria fees for your registers and ask that you reconsider your approach. **<I would also like to know what your justification for a local eligibility test is, as set out above.>**
2. I wish for this letter to form part of the wider evidence base as to the need for custom and self build that must be reflected in planning policies.

Section 61 of the NPPF states: “…(T)he size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to,…….people wishing to commission or build their own homes).”

My case against fees being charged is being supported by the National Custom & Self Build Association (www.nacsba.org.uk).

Please ensure that this letter is sent on to your Chief Planner.

I look forward to your response

Your sincerely,

**<Full name , typed, and signature>**