



YOU'RE INVITED

DELIVERING CUSTOM AND SELF-BUILD HOUSING: Lessons from the Law, Planning Appeals and What's Next

 Wednesday 1 October 2025

 15.00 – 17.00

 Birketts LLP, Providence House, 141-145 Princes St, Ipswich IP1 1QJ

Dear Practitioner,

The self-build and custom housing market is evolving, marked by the rise of multi-plot developments—driven by local plan percentage requirements, strategic site allocations and BNG exemptions for small-scale schemes. However, delivery outcomes are increasingly shaped by restrictive local authority practices, particularly in how statutory duties under the amended Self-build and Custom Housebuilding Act are administered. These practices are increasingly influencing planning appeal decisions, with Inspectors placing due weight on unmet demand and procedural shortcomings.

Robust legal agreements are now essential to secure timely plot delivery aligned with register demand, reflect landowner objectives, site-specific constraints, deal with affordable housing need, enable CIL exemptions and BNG compliance.

What does good delivery look like and what practical lessons can applicants take from recent legal reforms? How might national policy shift as the Government pursues planning changes to support tenure diversity, speed up build-out on larger sites and streamline decisions through National Policies for Decision Making?

Join us for a special seminar hosted by Birketts' Planning Team at the Ipswich office, where we'll explore:

- Practical lessons from the application of the law
- Challenges from legal, planning, implementation and delivery perspectives
- Policy insights on how the sector is evolving and what to expect next

The event will feature leading industry experts and is expected to be attended by officials from MHCLG. It offers an excellent opportunity to engage with peers, share insights and help shape the future of self-build and custom housing delivery.

The Agenda

- 1 Welcome from Beth Youngs, Associate, Planning and Environmental Team BirkettsLLP.
- 2 The current custom and self-build housing market ten years on from the 2015 Act (Mario Wolf, Elsworth Consulting).
- 3 Lessons from current legislation and planning appeals (James Corbet Burcher, No.5 Barristers Chambers & Andy Moger, Tetlow King Planning).
- 4 The need for robust legal agreements – getting the documents right, – market standards and good practice (Speaker: Beth Youngs and Paul Skelton, Birketts LLP).
- 5 Lessons for implementation and the evolution of policy (Mario Wolf, Elsworth Consulting).
- 6 Panel discussion and Q&A session followed by networking/drinks reception.

Who Should Attend?

This seminar is ideal for developers, landowners, planning consultants, legal advisors, and anyone involved in the delivery of custom and self-build housing projects.

RSVP

RSVP by Friday 12 September 2025.
We advise early registration as places are limited.

By RSVPing, you consent to your data being shared with Birketts LLP.



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Your Speakers



ANDY MOGER – DIRECTOR, TETLOW KING PLANNING

Andy Moger is a chartered town planner and leading specialist in self-build and custom housebuilding, advising clients from individual self-builders to volume housebuilders. He is regularly called to give evidence on this subject matter and has acted as an expert witness in over 40 appeal hearings and inquiries. He contributed to the Bacon Review, advised the Government on the 2015 Self-Build and Custom Housebuilding Act review, and regularly speaks at industry events including the NaCSBA Annual Conference, Self-Build and Design Shows, and Grand Designs Live.

Tetlow King Planning offer expert support on assessing planning potential, site promotion, applications, and appeal strategies.



BETH YOUNGS – ASSOCIATE, PLANNING AND ENVIRONMENTAL TEAM, BIRKETTS LLP

Beth qualified and joined Birketts in 2019. Prior to joining Birketts' Beth worked and undertook her legal training at a local authority. Beth has a strong focus on planning and infrastructure matters, advising a range of clients including developers, landowners and local government. Beth specialises in self-build and custom housebuilding, acting in a variety of planning applications and appeals, providing strategic development advice and bespoke Section 106 Agreements/Unilateral Undertakings covering a wide variety of self-build and custom housebuilding issues. Beth is also an expert in the Community Infrastructure Levy, regularly providing advice to local government, developers and individuals.



JAMES CORBET BURCHER – BARRISTER, NO5 CHAMBERS

James is a specialist planning barrister (2011 Call). He is one of the leading barristers in the custom and self-build housing field, as a speciality within his wider planning practice. He regularly advises on applications and acts for appellants (especially at hearings). In 2025, he successfully represented Appellants securing planning permission for self-build proposals in Solihull MBC and West Northamptonshire Council. James has also advised and presented for the Right to Build Task Force, and is well-versed in the wider legislative and policy context.



MARIO WOLF – PRINCIPAL CONSULTANT, ELSWORTH CONSULTING

Mario a chartered town planner and an industry-leading expert in self-commissioned housing who currently advises developers, landowners and local authorities on the implementation of the public policy framework related to custom and self-build housing. He is a former senior policy advisor at MHCLG who led the introduction and implementation key aspects of the legislation related to self-build and custom housebuilding policy for England and was appointed by Ministers to establish and lead the Government' supported Right to Build Task Force. He was also closely involved in the 2021 Bacon Review and brings extensive local authority and private practice experience, both in the UK and abroad.

Elsworth Consulting is a specialist planning and housing consultancy focused on unlocking development opportunities, shaping housing policy, and supporting the delivery of high-quality homes across the UK.

Your Speakers



PAUL SKELTON – LEGAL DIRECTOR, RESIDENTIAL DEVELOPMENT GROUP, BIRKETTS LLP

Paul qualified as a Solicitor in 1998 and joined Birketts in April 2023. Prior to joining Birketts Paul was a Partner at Devonshires LLP and Sharratts (London) LLP. Paul has over 24 years' experience of dealing with property, specialising in development site acquisitions and social housing for the last 18 years. He has particular specialist experience in dealing with custom build matters and has acted for several clients in setting up the legal framework and standard documents required to promote and obtain funding on custom build sites. Paul has wide range of experience in dealing with development agreements, development leases, section 106 planning agreements, stock transfers, and general conveyancing and commercial landlord and tenant matters.

