



MATTER 6 – HOMES (POLICY 5)

ISSUE 5 – SELF/CUSTOM BUILD HOUSING

Question 1

Is the requirement for at least 5% of plots on sites of 40 dwellings or more to be self/custom build housing justified by the evidence and consistent with national policy ? Has this requirement been subject to viability testing ?

Whilst it is acknowledged that some evidence exists of a moderate level of demand for self-build plots within the Greater Norwich Plan-area, as outlined in Paragraph 282, equally, it would appear that this demand is largely being met by the market at present, without the need for such a Policy requirement.

Notably, the majority of the demand for such Plots is for free-standing, individual, rural Plots, rather than in a location within a larger, estate-scale development, where the potential for more individual design and appearance is, by definition, limited by the form, scale and visual appearance of the more contemporary surroundings.

Question 2

Is there evidence to indicate that this level of provision will be delivered ?

As outlined above, there is no evidence to suggest that the level of self-build development seemingly envisaged by Policy 5 will be delivered as a result of this Policy.