

Policy H8

Self-build and Custom Housebuilding

1. The Council will support proposals for Self-build and Custom Housebuilding where they:
 - a. Are located sustainably, within or adjacent to existing settlements, with access to public transport and active travel options, to be informed by the most recent Settlement Hierarchy methodology;
 - b. Are of a scale and design appropriate to their setting;
 - c. Provide safe and suitable access to the public highway; and
 - d. Can be served by existing or planned infrastructure, including utilities (unless part of a wider scheme which will bring forwards its own infrastructure provision).
2. On residential development sites of 10 dwellings or more, at least 5% of plots must be made available, rounded to the nearest whole plot, for self-build or custom housebuilding, as demonstrated by the latest local housing needs evidence, unless it can be demonstrated that:
 - a. There is no demand for such plots, as evidenced by the Council's Self and Custom Build Register; or
 - b. The provision would make the development unviable
3. The Council will support the allocation of sites specifically for Self-build and Custom Housebuilding in Neighbourhood Plans and through rural exception sites, where they meet local housing needs.
4. Proposals for Self-build and Custom Housebuilding must demonstrate how they will deliver serviced plots and ensure that the initial occupiers will have primary input into the design and layout of their new homes.
5. Where plots remain unsold after being marketed for at least 12 months, they may revert to general market housing, subject to agreement with the Council. The development will be expected to comply with Policy H2 (Provision of Affordable Housing). In such cases, the affordable housing contribution will be recalculated in line with the requirements of Policy H2.