

## Dickleburgh and Rushall Neighbourhood Plan 2021

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## Section 5 Housing Policies

### 5.1 Purposes of the housing section and policies

In order to gain an understanding of the significance of the Parish as a whole and aspects of the Parish, any development will need to be conducted within a framework of understanding the past and making a positive impact on the lives of the people already living within the Parish. To that end, all buildings and developments will be required to reference the environment, both natural and human, within which it is set and the aspirations of the community. That may well include referencing the past through archaeological interpretation of the land surrounding the proposed development, the heritage of the site and location, and the vistas and views it pertains to. **Any development will be required to reflect the best of the Parish in terms of architecture, ecology, natural habitats, and biodiversity.** All archaeological finds should be shared with the relevant authorities and a report published on the Parish website.

### 5.2 Beautification and Rurality

Any development must reflect and take account of the Beautification and Rurality requirements. Specific guidance is provided for agreed developments. See additional support documentation.

Further detail can be found in support documentation Appendix G Housing Policy 1 Rurality and Beautification.

#### 5.2.1 Rurality

The evidence from all surveys and information gathering exercises undertaken to inform this Neighbourhood Plan demonstrates that the population of this Parish is deeply concerned with the preservation of rurality in all its forms. That could include buildings that reference the best of what is already in the villages and hamlets of the Parish, a sense of space and place where ecology and biodiversity are encouraged and celebrated, and individuals are able to live in harmony with the wider environment. Rurality has to involve environs with easy access to green footpaths and public open spaces, quiet roads and lanes, peacefulness and calmness. Rurality evokes environments that promote wellbeing, community and tranquillity. A significant element of that sense of rurality pervading the Parish landscape includes clear views and vistas from homes, public and private spaces. Views and vistas should be the easiest to maintain and may have the deepest resonance with people as they evoke a sense of both space and time, drawing in the historic as well as the present and future. Views and vistas are also the most fragile element. Once gone, they are nigh impossible to retrieve, recreate, or restore. **All developments within the Parish must fulfil the criteria of rurality.**

In relation to landscape types, the Parish of Dickleburgh and Rushall exists within the Waveney Tributary Farmland area and within the wider category of tributary farmland. This classification identifies that: there are occasional long views and an intricate network of narrow, winding rural lanes bounded by banks or ditches. Settlements in this geographic area are evenly distributed and consist of small nucleated villages<sup>1</sup>. This classification through geography and design does present concerns for the Parish and requires safeguards in order to maintain the classification.

The Parish has a number of long views and vistas, some of which are under threat and require protection. The Parish does have an intricate network of narrow lanes, although many are relatively straight, which may be seen as inviting cars, lorries and farm vehicles to travel faster than many would wish. The issue of speeding on quiet lanes has been raised many times by residents through the consultation process and requires careful planning and action to address it. Careful strategic planning is required to ensure the village of Dickleburgh remains a small nucleated village. Developments that threaten the maintenance of a nucleated village must be rejected.

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<sup>1</sup>South Norfolk Landscape Assessment

### **5.2.2 Rurality, garden sizes and property spacing**

Any building must take account of and reflect the rurality of the environment. Garden size is determined by the pre-existing size of gardens around it and the rurality principle that the further a development is from the centre of the village, the larger the garden space is required and the greater the space between properties. In addition, the further from the centre, the greater the mix of biodiversity should be and the more scattered and isolated the houses. This will require an up-to-date audit of existing habitats and species and a clear demonstration that the development will both enhance the existing numbers and add to them.

### **5.2.3 Beautification**

Beautification is an important issue to be addressed through the D&R Neighbourhood Plan. All developments and change that increase the existing footprint of the building or constitute a new build must contribute to the beautification of the specific location and to the Parish as a whole. There is no doubt that beauty is in the eye of the beholder. The natural world can appear to the casual observer to be unstructured, haphazard, and an undesirable location and yet these sites are often the richest in biodiversity. It is difficult, therefore, to specify what is or is not beautifying the location or Parish. In order to achieve the status of beautifying, a development will need to fulfil a number of tests.

- The visual impact of new developments, when viewed from approaching main roads in the surrounding countryside, should be such that they do not appear out of character with the surrounding environment and be of good design.
- A new development must be harmonised with the open countryside and village scape by the use of sensitive landscape screening and mature tree planting.
- A development must increase the biodiversity of the area. This can be achieved through well-integrated green spaces, laying new, and preserving existing ditch and pond systems, in addition, allowing untouched areas to remain, enabling the natural environment to reach into any development.

Any building must add to the attractiveness of the immediate landscape. It must sit well within the environment and must measurably add to the biodiversity of its immediate setting.

### **5.2.4 Housing Policy 1: Rurality and Beautification**

All new housing, commercial or industrial developments must fully reflect the requirements and principles of Rurality and Beautification in order to be accepted. Failure to meet the standard as outlined in the design guidelines and the Neighbourhood Plan agreed development sites would result in the planning application being denied.

The resident's desire for Ho. P1 is expressed through Questionnaire Q3, Q4, Q5, Q8, Q9, Q17, Q18, Evidence from Consultation exercise April 2019 Section 'Key Thoughts on Housing', 'Housing for the Next Generation', 'Thinking about Environment When Building New Homes'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Policy 3 Valued Community Assets', 'Transport Poster 2', 'Transport Parking for New Developments', 'Housing New Builds 1', 'Housing across the Parish 2 (policy 4)', 'Green Spaces', 'Biodiversity Objective 4 (Settlement Gaps)', 'Biodiversity objective 3 (natural habitat and hedgerows)'.

Further information can be found in Appendix G, Housing Rurality and Beautification. Examples of garden sizes can be found in the support documentation for sites.

### **5.3 Issues of Scale and Rurality**

The Village Cluster housing allocation plan requires the Parish of Dickleburgh and Rushall to deliver 25 homes. The planning authorities of South Norfolk have given outline planning permission to a

development on the land to the South of Norwich Road and to the east of Brandreth Close for 22 homes. This is pre-existing permission falls outside of the housing allocation required by the Village Cluster response to the GNLP requirement. Over the course of the lifetime of this Neighbourhood Plan, there will therefore be a planned delivery of 47 homes. Within the context of a small rural village, scale is important. What would be perceived as a small, tiny or negligible development in a town will appear as a large-scale development within a village. A village with a population of 1000<sup>2</sup> could see a 3-house development increase the population of the village by around 2%. The population of the village of Dickleburgh is currently around 1061<sup>3</sup>. The proposal to deliver an additional 47 houses will potentially deliver an increased population of around 20 – 32% depending on the accepted occupation per home of the new homes. The impact of the development will significantly challenge the dynamic of the village and the attitudes and values of the residents as expressed throughout the consultation process. It is therefore crucial that housing is developed sensitively and in accordance with the views of the Parish.

#### **5.4 Developments that include the removal of trees or hedgerows**

All large-scale development proposals (3+ houses) shall include high-quality landscaping design studies, that as a minimum, retain existing trees and hedgerows. Any development of over 15 sq. meters must look to retain any pre-existing trees and/or hedges. If a strong case is made for the removal of any trees or hedgerows, the loss will need to be mitigated by ensuring that replacement is at least equivalent to the ecological value of the hedgerow or trees removed. Development that will result in the loss or degradation of any woodland block or any of the remaining ancient hedgerows, including those shown on the tithe maps, will be refused unless the overall benefits significantly and demonstrably outweigh the loss.

#### **5.5 Housing and the built environment. A quality built and sustainable natural environment**

The trend in recent years has been for new developments to be built at high densities. This is not in keeping with the South Norfolk Spatial Assessment of retaining a rural character that is both peaceful and tranquil<sup>4</sup> and is not in keeping with the notion of rurality. There is a strong desire within the community to retain the village and rural feel. Parish residents wish to see new developments positively contribute through sympathetic and visually attractive design. The Neighbourhood Plan supports the National Planning Policy Framework's (NPPF) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit' (NPPF para 58). While the main focus of this policy section is residential development, the policy section is also intended to apply to commercial development should any proposals come forward.

Delivering a wide choice of high-quality homes is essential to support a sustainable, mixed and inclusive community. There is a demand for a range of property sizes and types to meet the current needs of the community, along with suitable accommodation to meet changing needs of some older residents.

The Neighbourhood Plan supports an appropriate level of affordable housing for rent<sup>5</sup>. All future development must comply with the national and district guidelines for the percentage of affordable housing as defined at the time of the implementation of a development. The Neighbourhood Plan would like to see up to a third of the Affordable Rent tenure allocated with a priority for people with a connection with the Parish.<sup>6</sup> The Neighbourhood Plan supports South Norfolk District Council's adopted standard cascade format.

#### **5.6 Housing Policy 2: Local housing needs**

[All new housing developments of 10+ homes should include properties that will address the specific](#)

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<sup>2</sup> [https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559\\_\\_dickleburgh/](https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559__dickleburgh/)

<sup>3</sup> [https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559\\_\\_dickleburgh/](https://www.citypopulation.de/en/uk/eastofengland/norfolk/E34001559__dickleburgh/)

<sup>4</sup> [https://www.southnorfolk.gov.uk/sites/default/files/LUC\\_2001\\_RPA\\_A5\\_Waveney\\_Rural\\_River.pdf](https://www.southnorfolk.gov.uk/sites/default/files/LUC_2001_RPA_A5_Waveney_Rural_River.pdf)

<sup>5</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

<sup>6</sup> [https://www.south-norfolk.gov.uk/sites/default/files/downloads/06\\_cabinet\\_minutes\\_22\\_july\\_2019\\_1.pdf](https://www.south-norfolk.gov.uk/sites/default/files/downloads/06_cabinet_minutes_22_july_2019_1.pdf)

needs of the population of the Parish, which include:

- Housing for older people, people with a disability, or frailty. Housing should be suitable for independent living in accordance with Lifetime Home Standards.
- Smaller homes, including bungalows, for parishioners to downsize so that they may retain the opportunity to live in the Parish.
- Starter homes for first-time buyers.
- Affordable housing as part of a mixed development.

#### Rationale / Justification

The resident's desire for Ho. P2 is expressed in Questionnaire Q3, Q20. Evidence from Consultation exercise April 2019 Section 'Key Thoughts on Housing' and 'Housing for Next Generation'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing Policy 1', 'Key thoughts on Housing'.

#### 5.7 Housing Policy 3: Valued community assets

Housing / industrial/commercial developments which impinge upon the following community asset of All Saints Church and St Mary's Church, The Dickleburgh Village Community Centre, Reading Room, will only be supported, provided they meet all requirements of rurality, beautification and wellbeing (as set out in the design and character guidance), and enhance the community use of the community asset.

Further information can be found in Appendix H Housing Design and Character Guidance.

#### Rationale / Justification

The resident's desire for Ho. P3 is expressed through Questionnaire Q3, Q8, Q17, Q18, Q20, Q21. Evidence from Consultation exercise April 2019 Section 'Thoughts on Land not used for Housing', 'Existing Green Spaces and Habitats'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Heritage Assets', 'Housing across the Parish 2 (policy 4).'

#### 5.8 Housing Policy 4: Rural and Village Scape, Image, Heights and Massing

The Neighbourhood Plan seeks to maintain the rurality and enhance the rural image of the villages and hamlets within the Parish.

##### Policy

Proposals that involve conversions, or the building of new homes, commercial, or industrial buildings must demonstrate that they will meet the requirement to achieve this distinction of rurality and the achievement of high quality and inclusive design. Any proposal must indicate how it will enhance the quality of the environment whilst retaining the prevailing character. The development must protect and enhance the environment and existing locally distinctive character. Applications that fail to take the opportunities for improving the character and quality of the area, including rurality and the way the area functions, will be refused.<sup>7</sup> For further information, see support documentation on Character assessments.

#### Rationale / Justification

The resident's desire for Ho. P4 is expressed through Questionnaire Q3, Q4, Q5, Q8, Q17, Q18, Q21. Evidence from Consultation exercise April 2019 Section 'Help us Set the Vision', 'Thinking about Environment when Building New Homes', 'Settlement Gaps'.

#### 5.9 Housing Policy 5: Parking for the building of new houses or conversions

Car parking should be provided for each new dwelling based on the standards set out in the Design Guide (see Support documentation). Parking, nose to tail, invariably adds to greenhouse gas emissions

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<sup>7</sup> South Norfolk Policy DM 3.8 Design Principles applying to all development

as well as affecting the health and wellbeing of residents.<sup>8</sup> Thus plans and proposals that include or require parking nose to tail will be rejected.

The level of provision should be such that indiscriminate parking and the obstruction of footways and carriageways is avoided, and safe access for services is maintained.

The provision for nose to tail parking on the site of the property does not meet the requirements of rurality. The increased air pollutants caused through the additional movement of nose to tail parked cars that are on the site of the property does not support wellbeing.

#### Rationale / Justification

The resident's desire for Ho. P5 is expressed through Questionnaire Q1, Q3, Q4, Q15, Q21. Evidence from Consultation exercise April 2019 Section 'Housing for Next Generation'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing Across the Parish 2 (Policy 4)'.

Additional justification is from South Norfolk Policy DM 3.8 Design Principles

### 5.10 **Housing Policy 6: New Homes and the local environment**

The building of all new homes must take account of any areas on, adjacent or in close proximity to the site that has been identified as being of environmental and biodiversity interest as referred to in the Neighbourhood Plan. They should integrate aspects of that environment into the planned development.

#### Rationale / Justification

The resident's desire for Ho. P6 is expressed through Questionnaire Q3, Q4, Q5, Q7, Q8, Q17. Evidence from Consultation exercise April 2019 Section 'Thoughts on Land not used for Housing', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Protecting and Recording the Parish 2', 'Policy 3 Valued Community Assets', 'Transport Poster 2', 'Housing New Builds 1',

### 5.11 **Housing Policy 7: Water Management 1 Water Harvesting**

All new housing should utilise underground grey water harvesting features which should feature as part of the internal plumbing of the home and feed toilet flushes and other water points that do not require fresh treated water. The grey water harvesting features should be put in place at the time of the build to minimise cost and maximise efficiency.

#### 5.11.1 **Housing Policy 7a Water Management 2**

All new housing developments will incorporate water harvesting for each property. This will include the use of permeable surfaces on all aspects of the built features around the house to prevent and, where necessary, alleviate localised flooding. Further development must not cause or contribute to the problem of flooding, drainage issues, or pollution. Any surface water drainage ponds associated with any planning development should appear natural and be able to be colonised by the local Flora and flora whilst maintaining their designed purpose. Permeable materials should be used on free-standing areas such as drives, parking bays, walkways, vehicle laybys, and any public spaces.

#### Rationale / Justification

The resident's desire for Ho. P7 and 7a is expressed in Questionnaire Q3, Q4, Q5, Q15. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when building new Houses'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Thinking About the

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<sup>8</sup> Barbara A. Maher,\* Imad A. M. Ahmed, Brian Davison, Vassil Karloukovski, and Robert Clarke: Impact of Roadside Tree Lines on Indoor Concentrations of Traffic-Derived Particulate Matter. Environmental; Science and Technology. [pubs.acs.org/est](https://pubs.acs.org/est)

Environment When Building Houses'. Additional justification is from, Dickleburgh and Rushall flooding in 2020 / 2021. Regular flooding on Ipswich Road and Norwich Road.

#### 5.12 **Housing Policy 8: Building on previously open land / green spaces**

Where a house or building structure is built upon previously open land or green space, then sustainable drainage schemes should be used to provide wildlife areas and open links with existing countryside or other local green spaces. The features used to encourage sustainable wildlife may include ponds, swales, trees, and grasslands. Where paving is required, then permeable paving should be utilized as an integral part of the green infrastructure.

##### Rationale / Justification

The resident's desire for Ho. P8 is expressed in Questionnaire Q3, Q4, Q5, Q8, Q9, Q17, Q18, Q20. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when building new Houses'. 'Wildlife & Flora', 'Thoughts on Land not used for Housing'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Green Spaces', 'Biodiversity Objectives 1&2 (Access to Green Spaces and Green Assets)' 'Biodiversity Objective 3 (Natural Habitat and Hedgerows)', 'Carbon Offsetting', 'Green Spaces'.

#### 5.13 **Housing Policy 9: Cordon Sanitaire**

The Dickleburgh and Rushall NP supports in full the requirement for all developments to be outside of any cordon sanitaire in the Parish. **No new building should take place within 400 meters of a Sewage Works within the Parish of Dickleburgh and Rushall.**

For a map identifying the cordon sanitaire in Dickleburgh, see Appendix W

##### Rationale / Justification

The residents desire for Ho. P9 is expressed in Questionnaire Q4, Q9, Q15.

#### 5.14 **Housing Policy 10: Carbon offsetting for new builds**

- 1 All new residential, employment or community infrastructure development will be expected to have undergone a carbon assessment (tCO<sub>2</sub>e)<sup>9</sup> and to publish the result at the time the application is made (prior to any decision by the planning authorities)
- 2 All new builds should clearly identify the carbon-offset strategy they intend to utilize to meet the carbon offset requirements.
- 3 All improvements to the infrastructure of the Parish that require creating new roadways, relaying of existing roads or parts of roads will be expected to have undergone a carbon assessment (tCO<sub>2</sub>e) for both the carbon pollution in the materials used and the laying of the road. This will include any elements within the road, such as new piping or cabling. All developers will be required to publish the result along with the mitigation plan prior to the start of the work.
- 4 The Parish Council expects all tCo<sub>2</sub>e assessments to be in line with the Government standard.
- 5 Any development of 3 or more houses (see 5.3) will be expected to make available land for public amenity that will be designated carbon offset land. The management of the land could be handed over to the Parish Council. If there is no land available, the developer should contribute to the Parish Council for the purchase of carbon offset land to the value of the tCO<sub>2</sub>e assessment.
- 6 The Parish Council would have the option to purchase land where possible and when available to be used for carbon offsetting and provide green public areas.

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<sup>9</sup> <http://www.climate-change-wisdom.com/CO2e.html> CO<sub>2</sub>e is the shorthand for carbon dioxide equivalents. It is the standard unit in carbon accounting to quantify greenhouse gas emissions, emissions reductions and carbon credits. It is expressed in tonnes and written as **tCO<sub>2</sub>e**, although properly the '2' should be a subscript. Sometimes a hyphen is included, tCO<sub>2</sub>-e



- 7 Where a development is unable to meet this requirement of demonstrating a net gain of carbon capture, then the developer will be required to provide off-site compensation.

#### Rationale / Justification

The resident's desire for Ho. P10 is expressed through Questionnaire Q3, Q4, Q7, Q9, Q20. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when Building New Houses', 'Trees and Hedgerows'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing Across the Parish 2 (Policy 4)', 'Transport 5', 'Carbon Offsetting', 'Thinking about the Environment when Building Houses', 'Biodiversity All Key Objectives'.

#### 5.15 **Housing Policy 11: Safeguarding existing property aspects, wellbeing and the Green infrastructure**

All new housing projects must ensure that the wellbeing of residents is at the core of the building project. All developments must ensure they provide biodiversity solutions and space to support wellbeing. The plans and build must demonstrably embrace the environment that they sit with in and use green infrastructure solutions to enhance the building and its setting<sup>10</sup>. No new housing, commercial or industrial buildings should have a detrimental impact on existing residents outlook, amenity and enjoyment of the villages and hamlets. There must be a positive impact on change to the character and appearance of the villages, clearly showing that the development will enhance the character and add to the beautification and rurality of the village or hamlet.

#### Rationale / Justification

The resident's desire for Ho. P11 is expressed in Questionnaire Q3, Q4, Q5, Q6, Q7, Q8, Q9, Q12, Q13, Q14, Q15, Q17, Q19, Q20, Q21. Evidence from Consultation exercise April 2019 Section 'Help us set the Vision', 'Thinking about Environment when Building New Homes'. Further Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Transport 2', 'Transport 3', 'Transport 4', 'Transport – Environmental Impact', 'Transport parking for New Developments', 'Housing across the Parish (policy 4)', 'Poster Green Spaces', 'Biodiversity Objective 3 (Natural habitat and hedgerows)', 'Biodiversity Objective 4 (Settlement Gaps)', 'Green Spaces', 'Thinking about the Environment when Building New Houses' 'Biodiversity Objective 16 (Beautification)'.

#### 5.17 **Housing Policy 12: Electric charging points**

As the environment and climate changes, the need for cleaner energy will inevitably increase. Currently, Government proposals are that from 2030, only electric cars will be made in the UK. During this period, electric car use is expected to increase by 900%.<sup>11</sup> All new housing must provide the capacity and infrastructure for off-road electrical charging points per dwelling in order to future proof the house. Individual retrospective fitting of charging points could transgress the overriding beautification policy and carbon offsetting policy.

All housing developments of new homes will be required to create the capacity and infrastructure for off-road electrical charging points per dwelling.

Residential development with communal parking areas, and non-residential developments providing car parking spaces, should include ducting to facilitate the future installation of vehicle ChargePoint for every space.

#### Rationale / Justification

The resident's desire for Ho. P13 is expressed in Questionnaire Q4. Evidence from Consultation exercise April 2019 Section 'Thinking about Environment when Building New Homes'. Further

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<sup>10</sup> <https://www.tcpa.org.uk/green-infrastructure-definition#:~:text=Green%20infrastructure%20is%20a%20network,description%20for%20conventional%20open%20space>.

<sup>11</sup> Incorporating EV chargepoints into local planning policies for new developments A report by the Energy Saving Trust April 2020 p.14



Evidence from Public Open Days 18<sup>th</sup> & 20<sup>th</sup> January 2020 Section 'Housing across the Parish (policy 4)', 'Transport 5'. Additional information from the Energy Saving Trust.

#### 5.18 **Housing Policy 13: Self-build**

The majority of windfall housing in the Parish has historically been small scale developments that may have included self-build. The NP recognises that this can be a way for those new to the housing market to gain their first home.

##### Policy

Any development of 10 or more properties should provide opportunities for self-build plots. These plots can be determined by the developer and must conform to all requirements of the NP.

##### Rationale / Justification

The resident's desire for Ho. P14 was expressed through Evidence from Consultation exercise April 2019 Section 'Key Thoughts on Housing'

