

East Northamptonshire Local Plan Part 2 Examination

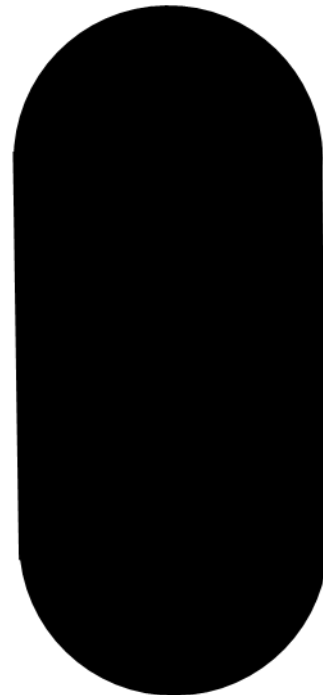
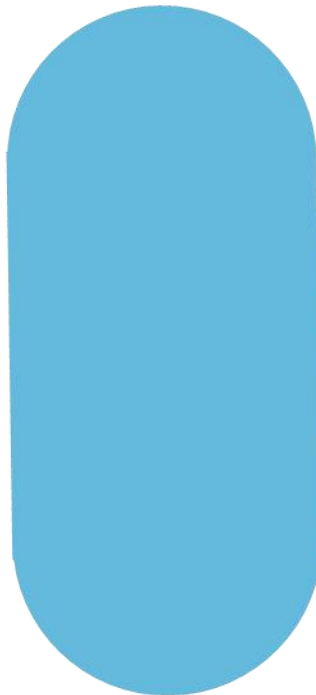
Matter 7 – Meeting Housing Needs

Issue - Whether the Plan has been positively prepared and whether it is justified, effective and consistent with national policy and the JCS in relation to the provision of housing and whether it adequately address the needs for all types of housing and the needs of different groups in the community (as set out in paragraph 62 of the Framework).

Hearing Statement

Bellway Homes Limited

Respondent ID: R19/026





This Hearing Statement is submitted on behalf of Bellway Homes Limited who control the majority of land east of the A6/Rushden (Policy EN28), and supports representations submitted to the Pre-Submission Draft Local Plan Part 2 Consultation, February 2021 in respect of Policy EN29 and EN32. Bellway Homes Limited support the representations made by the HBF in their Statement on this matter.

EN32 Self and custom build housing

11) Is the approach to self build and custom building housing justified, effective and consistent with national policy and the JCS? Where is the need for this type of housing established and is this a sound basis from which to seek provision?

1.1. No, the approach is not considered justified, effective or consistent with national policy or the JCS.

13) Is the 50 dwellings threshold for custom build housing justified? Is the requirement for 5% of plots to be made available as serviced custom build plots reasonable?

1.2. No, the requirement for 5% of plots on Policy EN28 equates to around 23 dwellings, which equates to 7.5% of the total market dwellings. The requirement if applied will delay construction, and present practical issues in respect of site management and health and safety. The level of provision will disrupt delivery and therefore is not reasonable.

14) Why has a 12 month marketing period been chosen and is this justified?

1.3. No, this is not justified. If the approach in Part B of the Policy is found sound, it is requested the marketing period be amended to 6 months. This would be consistent with the views of the Wellingborough Local Plan Inspector who considered the same issue when examining their Part 2 Local Plan, and found 6 months to be justified.

Word Count: 369