



Gedling Borough Council
Planning & Economic Development
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

SENT BY E-MAIL ONLY TO
planningpolicy@gedling.gov.uk

26th March 2018

Dear Sir / Madam

GEDLING LOCAL PLAN PART 2 MAIN MODIFICATIONS CONSULTATION

Thank you for consulting with the Home Builders Federation (HBF) on the above mentioned consultation. The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing. We would like to submit the following representation.

It is proposed that **MM42** amends **Policy LPD 41 – Self Build and Custom Homes** to read :-

"On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. In all cases, planning permission will be granted for self build and custom build homes provided the following criteria are met :-

- a. the development is in an appropriate location ;
- b. it accords with Green Belt policy ;
- c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials ;
- d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers ; and
- e. there is no significant adverse impact on highway safety and appropriate provision for parking is made."

MM43 amends the third sentence of paragraph 11.7.3 to read:-

“For clarification, the term large site means a site of 50 homes or more in the main built up area of Nottingham urban areas of Arnold and Carlton and the edge of the sub-regional centre of Hucknall and a site of 10 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough. On large sites, the appropriate percentage will be determined having regard to the demand for self build and custom build plots within the Ward/settlement at the time the application is considered.”

The HBF object to the Council’s approach to the provision of self and custom build plots on large sites. There is no evidence from the Council which points to a specific demand for self and custom build plots on large sites. The 2016/17 Annual Monitoring Report dated December 2017 provides no details of the number of entries on the Council’s Self Build Register or preferences thereof. Therefore there must be considerable uncertainty as to whether plots on new housing estates would be attractive to self and / or custom builders. Policy LPD41 should also contain a practical and workable mechanism to release any self and / or custom build plots provided but not sold and built out back to the original developer.

Policy LPD41 is unsound because there is no evidential basis to justify the policy which will be ineffective and difficult to implement causing unnecessary uncertainty for developers. For these reasons Policy LPD41 should be deleted.

If Policy LPD41 is not deleted then it is suggested that “will seek an appropriate percentage of dwellings” is changed to “will encourage provision for”. Such policy wording was found sound in Local Plan Examination Inspector’s Final Reports for East Devon, Warwick, Bath & North East Somerset and Derbyshire Dales.

It is hoped that this representation is helpful to both the Council and Inspector in informing the next stage of the Gedling Local Plan Part 2. If you require any further assistance or information please contact the undersigned.

Yours faithfully
for and on behalf of **HBF**



Susan E Green MRTPI
Planning Manager – Local Plans