EYDON PARISH COUNCIL

West Northamptonshire Local Plan – Update for residents

Eydon Parish Council has considered the emerging West Northamptonshire Local Plan and agreed a formal representation raising a number of concerns about the proposals and the evidence supporting them.

The Council's response focuses particularly on the potential for further development around Eydon, the way self-build and custom-build housing is dealt with, and the accuracy and transparency of the housing figures used by the planning authority.

1. Self-build and custom-build housing – our principal concern

The Council is concerned about the policies which could allow individual self-build or custom-build houses immediately outside the village confines.

Our concern is not about preventing genuine local people from building a home to meet their needs. It is about making sure that:

- There is clear evidence of genuine local need before further exceptions are permitted.
- Existing permissions and plots already in the planning system are taken into account.
- The rules genuinely secure self-build or custom-build homes, rather than allowing the policy to become a route to ordinary speculative development.
- The cumulative effect of repeated individual permissions on the village and its surroundings is properly considered.

The Council's current understanding is that there may be five separate self-build or custom-build plots with permission or progressing through the planning system in Eydon. This figure needs confirmation. We have asked West Northamptonshire Council to provide a definitive list and clarify the status of each site.

We have also drawn attention to the Eydon Housing Needs Survey undertaken in 2020. The survey received 85 responses from 219 questionnaires. It found that 61% of respondents considered that no further housing was required, and no respondent selected self-build as their preferred option. The survey is now historical, so we have asked for any more recent evidence of local housing need.

2. The proposed village confines

The Parish Council is **not seeking to challenge the proposed village confines for Eydon**.

Our concern is specifically about how the policies might allow development immediately outside those confines, and whether sufficient safeguards exist to prevent gradual and cumulative outward expansion.

3. Housing numbers – a difference that needs explaining

The Council has identified an apparent discrepancy in the housing figures published by West Northamptonshire Council.

The October 2026 housing evidence gives:

- Overall requirement, including the stated 5% buffer: **44,839 homes**

- Existing housing supply: **29,685 homes**
- Proposed new allocations: **15,094 homes**

Adding the existing supply and proposed allocations gives **44,779 homes** – a difference of 60 against the stated requirement.

We have asked the planning authority to explain or correct this difference and demonstrate clearly how the Plan meets its housing requirement.

4. Rural windfall housing

The Local Plan evidence includes an allowance for approximately 1,913 rural windfall homes, while related material refers to approximately 1,908.

The Council recognises that the background paper explains the broad forecasting method. However, we have asked for the different figures to be reconciled and for the underlying information, including parish-level calculations and monitoring arrangements, to be made clear.

5. Eydon's rural character and environment

Eydon has a distinctive village character, conservation area, listed buildings and an important surrounding landscape.

We have asked that the relevant planning policies are applied carefully, particularly where a series of individual applications could have a cumulative effect on the village edge, landscape, heritage, highways and local infrastructure.

What is the Parish Council asking for?

In summary, we have asked West Northamptonshire Council to:

1. Provide a verified list of existing self-build and custom-build permissions in Eydon.
2. Take existing provision and demonstrable local need into account before allowing further exceptions.
3. Clarify the policies governing self-build development outside village confines and strengthen the safeguards where necessary.
4. Assess the cumulative effect of individual developments on Eydon's character and surroundings.
5. Explain the 60-home difference in the housing figures.
6. Reconcile the rural windfall figures and provide clearer parish-level evidence and monitoring.
7.

The Council's position

The Parish Council recognises that Eydon will continue to evolve and that appropriate development may be needed. Our aim is not to prevent all development.

We want decisions affecting Eydon to be based on sound evidence, clear and consistent planning policies, genuine local need and proper consideration of the village's character and environment.

The Council believes that residents should be kept informed about these important planning issues and will continue to monitor the Local Plan as it progresses.