WEST NORTHAMPTONSHIRE LOCAL PLAN 2043

Regulation 19 Submission – Eydon Parish Council Representation

Prepared for Eydon Parish Council

Status: Submission approved by Eydon Parish Council 15 November 2026. Submitted by Keith Simmons Chairman EPC

Submission deadline: 16 November 2026, 11:59 pm ‘

1. Principal concern: self-build and custom-build housing

Eydon Parish Council’s principal concern is the way in which the proposed Local Plan policies may enable further self-build and custom-build housing adjoining the village confines, without sufficiently clear safeguards to demonstrate local need, control cumulative development and ensure that permissions deliver genuine self-build or custom-build homes.

The Council is particularly concerned about the relationship between Policy R3 B(v), concerning Other Villages, and Policy HO8 C. The wording and interaction of these provisions should be made clear so that it is evident which policy applies, what criteria must be met and how the policies are intended to operate together. The Council seeks clarity that the provisions cannot be used in combination to create an unintended or repeated route to development beyond the village confines.

The Council’s current working understanding is that there may be five separate self-build or custom-build plots in Eydon with permission or progressing through the planning system. This is not presented as a verified schedule. The Council asks West Northamptonshire Council to provide a definitive site-by-site schedule, identifying application references, current status and delivery stage, and confirming whether each entry is a distinct dwelling. Outline and reserved-matters applications relating to the same dwelling should be counted once.

Locations referred to locally include Lime Avenue, Moreton Road (including a plot beside an existing bungalow), Byfield Road and other locations within the parish. The Council asks WNC to confirm the full position and correct any inaccuracies; the Parish Council does not present these locations as a verified planning schedule.

This existing provision is a material consideration when assessing whether further exceptions to the village confines are justified. WNC should explain how the existing permissions and pipeline have been taken into account in assessing local demand and the need for additional self-build/custom-build permissions in Eydon.

The Council has reviewed the Eydon Housing Needs Survey dated May 2020, prepared by South Northamptonshire Council with Eydon Parish Council. It received 85 responses from 219 questionnaires (39%). The survey reported that 61% of respondents considered that no further housing was required; four households expressed interest in market housing, none of whom passed the basic affordability test used in the survey; and no respondent selected self-build as a preferred option. The survey is now more than five years old and is historical context, not a current assessment of need. The Council asks WNC to identify any more recent parish-level evidence and explain how the 2020 findings have been taken into account.

1.1 Local connection and genuine self-build

The Council recognises that the Local Plan glossary defines a local connection, including residence in Eydon or an adjoining West Northamptonshire parish for a continuous period of two years immediately before the application, and a family-connection limb. The Council asks for clearer guidance on how the family limb is to be evidenced and applied in practice, including whose residence must satisfy the five-year period, and how the test will be consistently verified.

The Council notes that Policy HO8 C includes requirements concerning the first registered occupant being the applicant and the applicant’s ongoing involvement in the planning and design of the dwelling. Policy R3 B(v) does

not appear to repeat those safeguards in the same terms. The Council asks WNC to confirm whether the HO8 C safeguards apply to every proposal relying on R3 B(v), and how genuine self-build or custom-build delivery will be secured, monitored and enforced.

1.2 Cumulative impact and village confines

The Council is concerned that repeated permissions for individual plots immediately adjoining the village confines could, over time, result in cumulative outward expansion that would not have been considered through a planned allocation or a wider assessment of the settlement edge. The policies should require consideration of cumulative effects, including landscape character, the setting and form of the village, access, infrastructure and the relationship of each proposal to the existing built-up area.

This representation does not seek to challenge the proposed village confines for Eydon. The Council's concern is how development immediately outside those confines may be permitted under the self-build/custom-build provisions.

1.3 Changes requested

- Clarify the relationship and respective operation of Policies R3 B(v) and HO8 C.
- Define the local-connection test, the evidence required and the treatment of connections to adjoining parishes.
- Require WNC to take account of existing permissions, completed homes and available self-build/custom-build plots when assessing further need.
- Require assessment of cumulative effects where more than one proposal is made adjoining or close to the village confines.
- Set out clear, enforceable arrangements to secure genuine self-build/custom-build delivery and prevent permissions being used as a route to ordinary speculative development.
- Publish a parish-level schedule of existing self-build/custom-build permissions and completions, with a transparent method for assessing demand and supply.

2. Housing supply arithmetic

The HL3 Homes Background Paper (October 2026) records a requirement, including the 5% buffer, of 44,839 homes; existing supply of 29,685; a residual requirement of 15,154; and proposed allocations of 15,094. The resulting total is 44,779, which is 60 below the stated requirement. The housing trajectory also appears to conclude at 44,779 against the cumulative requirement of 44,839. The Council asks WNC to explain this 60-home difference and demonstrate how the Plan meets its stated housing requirement.

The Council asks WNC to confirm whether this difference is intentional, explain its treatment in the plan's housing trajectory and demonstrate that the plan provides the required level of housing over the plan period.

3. Rural windfall allowance

The Council notes that the housing supply evidence identifies approximately 1,913 rural windfall dwellings, while related material refers to approximately 1,908. The Council recognises that the background paper explains the broad forecasting approach, including reductions over time to reflect uncertainty and distribution between parishes by reference to residential council-tax addresses. It asks WNC to reconcile the different totals and publish the underlying historic delivery data and parish-level calculations.

The Council also asks WNC to explain how double counting with commitments and allocations is avoided, how delivery will be monitored, and what action will be taken if actual rural windfall delivery falls materially below the forecast.

4. Eydon's position in the settlement evidence

The October 2026 settlement evidence classifies Eydon as an Other Village and gives it a score of 28. The supporting evidence also reports a 2021 population of 436 and 200 households, 10 homes delivered in the preceding decade and eight dwellings with planning consent at 1 April 2026. These are figures reported in the published evidence and are not independently audited by the Parish Council.

The Council asks WNC to provide the underlying schedule and methodology, including a permission-by-permission breakdown of the eight consents and an explanation of how self-build/custom-build permissions are counted. This would help the Council understand how existing commitments and the proposed policy exceptions have been reflected in the settlement assessment.

The Council recognises that the Plan contains protections relevant to Eydon's village character and environmental setting, including Policy R3 C and Policy EN7's approach to cumulative effects in Special Landscape Areas. The Council asks that these policies are applied robustly to successive individual proposals, so that cumulative effects on the village edge, landscape setting, heritage assets, access, infrastructure and residential amenity are properly assessed. Eydon's conservation area, listed buildings and wider landscape setting make this particularly important.

5. Other rural housing and environmental policies

The Council also asks that the plan's wider rural housing strategy and relevant policies, including Policies R6 and HO5 as discussed in the Council's earlier review, are clear about the scale, location and circumstances in which development in rural settlements will be supported. The policies should work together coherently and should not create unintended cumulative pressure on villages.

In applying the plan, due regard should be given to landscape character, village form, heritage assets, highway safety, infrastructure capacity and the availability of services. These matters are particularly important where development is proposed outside a defined village boundary.

6. Soundness and legal compliance

The Parish Council asks the examining Inspector to consider whether the plan is positively prepared, justified, effective and consistent with national policy. In particular, the Council's concerns relate to whether the self-build/custom-build provisions are sufficiently clear, supported by evidence of need, effective in operation and capable of being consistently monitored and enforced.

The Council also asks WNC to demonstrate that the plan's housing supply figures and rural windfall assumptions are transparent, internally consistent and supported by proportionate evidence.

7. Modifications and clarification sought

Eydon Parish Council asks West Northamptonshire Council to:

1. Publish a verified schedule of self-build/custom-build plots and permissions in Eydon, identifying the status of each separate site.
2. Explain how existing permissions, completions, availability and evidenced local demand inform decisions on further self-build/custom-build proposals.
3. Clarify and, where necessary, amend Policies R3 B(v) and HO8 C to provide a coherent and unambiguous policy framework.
4. Strengthen the local-connection, genuine self-build and cumulative-impact safeguards.
5. Explain the 60-home difference in the housing supply figures and reconcile the rural windfall figures.
6. Provide transparent parish-level evidence and monitoring for rural windfall delivery and settlement housing commitments.