

Nuneaton and Bedworth Borough Plan Review

Hearing Statement by Marrons on Behalf of Bellway Strategic Land (part of Bellway Homes Ltd), June 2024

Matter 3 Housing Issue 1: The approach to the housing requirement

37. Is the housing requirement figure of 545 dwellings annum/9,810 over the plan period as set out in Strategic Policy DS3 soundly based and does it accord with the evidence and national planning policy and guidance?

The principle of going beyond the minimum Standard Method / Local Housing Need is entirely supported by NPPF61, NPPG002 and NPPG010 Housing and Economic Needs Assessments.

However, the question is the level of growth that would plan positively to address the extent of the Borough's evidential housing crisis. Through the SA process, it is clear that 712dpa option tested in the SA is the best performing option in terms of socio-economic objectives, as is Spatial Option 4, which included additional sites within an urban dispersal strategy.

The 545dpa currently proposed is considerably lower than the 812dpa¹ currently being planned for through the adopted 2019 Borough Local Plan (BLP), with the potential social effects of pursuing this not having been considered through the SA process.

The housing requirement also excludes any unmet needs from the wider Housing Market Area (HMA), a considerable shift in approach from the 2019 BLP.

In addition, whichever housing requirement is pursued it is also clear that the *effectiveness* of the strategy to meet the requirement is also critical, which is addressed by Bellway Homes under separate Matter Statements.

¹ 812dpa being the stepped trajectory requirement from 2018-2031, which included a 4,020 dwelling shortfall from the Housing Market Area.