

Home Builders Federation

Matter 1

Matter 1: Duty to co-operate, other legal requirements, habitats regulation assessment & plan period.

1.12 With adoption hopefully sometime during 2024, does the plan look ahead for a minimum 15-year period from adoption? (NPPF paragraph 22). If not, should the plan period be extended to 2039 or 2040? The implications of this would be discussed under other matters as appropriate. If so, should the base date of the plan be moved forward to 2019 or 2020 to give a 20-year plan period?

The plan certainly needs to be extended in order to be consistent with national policy. The number of years it is to be extended depends on the when the plan is likely to be adopted. Whilst the HBF would hope that the plan can be adopted in 2024 there is a possibility that the plan will not be adopted until 2025. Therefore, to ensure the plan has at least 15 years from adoption we would recommend that the plan is extended to 2040. The base date of the plan should also be brought forward to 2020 to give a 2020-year plan period and reflect the use of the 2020 to 2030 base date in their assessment of housing needs.

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