

R. Hannis, [REDACTED]

Tel: [REDACTED]

11 April 2018

Fao: Carmel Edwards, Programme Officer, Local Plan.

Dear Sirs,

**Rugby Local Plan Examination, Stage 2 hearings**

Although I am aware that the closing date for further statements has passed, I would hope to bring to the Inspector's attention details of a recent issue in connection with my previous statements which I feel is of considerable significance.

Matter 6: Housing Policies

Item 6a: Housing mix (Policy H1).

Paragraph 1c: Does Policy H1 make adequate provision for Self-build development as part of the housing mix in the Borough?

This concerns a recent objection to the inclusion of self-build in a proposed development by Redrow Homes (Yorkshire) of 970 houses on a 146 acre site within the City of York Council area. Redrow cited several issues which would make such a proposal (in this case 49 houses) unsuitable for inclusion in volume house building sites viz:

"Likely to prevent comprehensive development and result in plots remaining undeveloped."

"Self-build and Custom housing would differ from the design theme of the rest of the development, and if design consistency requirements were imposed it is unlikely that this would be attractive to Self and Custom Builders."

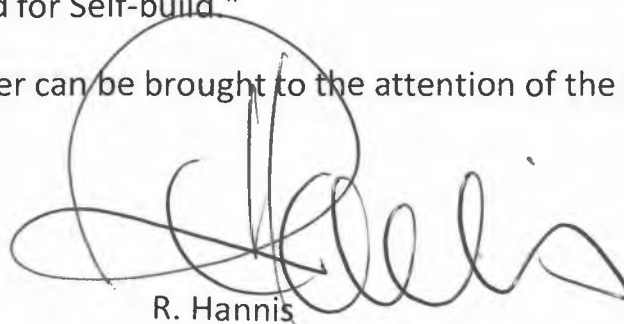
"The 'estate nature' of the development would not be attractive to Self-builders."

"There would be complications relating to having various contractors on the site other than Redrows own workforce, increasing risk/liabilities and reducing efficiency."

"It would be inefficient for Redrow to have to build on the allocated plots should they not be developed for Self-build."

I trust that this matter can be brought to the attention of the Inspector.

Yours faithfully,



R. Hannis