

Lake District National Park Authority  
Murley Moss  
Oxenholme Road  
Kendal  
LA9 7RL

SENT BY EMAIL  
localplan@lakedistrict.gov.uk  
10/12/2020

Dear Sir / Madam,

### **LIVING LAKES: YOUR LOCAL PLAN – MAIN MODIFICATIONS**

Thank you for consulting with the Home Builders Federation (HBF) on the Lake District National Park Living Lakes Local Plan Main Modifications consultation.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

We would like to submit the following comments on the Main Modifications consultation document. These responses are provided in order to assist the Lake District National Park Authority (LDNPA) in the preparation of the emerging local plan. The HBF is keen to ensure that the LDNPA produces a sound local plan which provides for the housing needs of the area.

#### **MM100.26 – Paragraph 3.06.03**

The HBF supports the Council in amending this paragraph to remove reference to Lifetime Homes.

#### **MM100.45 – Policy 14**

The HBF supports the Council in amending this paragraph to include reference to local needs, as well as local affordable needs.

#### **MM100.56 – Policy 20: Renewable and low carbon energy**

The HBF supports the Council in inserting an additional paragraph which states that *'where the requirements of the Policy are deemed to make a development unfeasible or unviable this must be demonstrated by the applicant through an independent viability assessment'*.

The HBF also supports the deletion of the word 'minimum' from the policy.

**MM100.72 – Table 3**

The HBF supports the Council in adding a trigger point to the indicator for the 'number of homes granted planning permission by type, by location and by distinctive area'.

**Future Engagement**

I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of production of the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



**Joanne Harding**

**Local Plans Manager – North**

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