

Strategic Planning (Westfields),
C/O Cheshire East Council,
Municipal Buildings,
Earle Street,
Crewe
CW1 2BJ



SENT BY EMAIL
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15/06/2022

Dear Planning Policy Team,

DRAFT SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT LOCAL PLAN: MAIN MODIFICATIONS

1. Thank you for consulting with the Home Builders Federation (HBF) on the Draft Site Allocations and Development Policies Document Main Modifications consultation.
2. 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.

Policy GEN 4: Recovery of forward-funded infrastructure costs

3. The HBF considers that the modifications to this policy have improved the clarity to a degree, with references to viability included and reference made to the cessation of the contribution once the forward funding element has been recovered.

Policy ENV 6: Trees, hedgerows and woodland implementation

4. The HBF considers that the deletion of the reference to the three replacement trees for every tree removed is appropriate.

Policy HOU 1: Housing mix

5. The HBF continues to consider that this policy is not sound and much of its content should be deleted, as set out in our previous representations. The HBF understands the need for a mix of homes. However, it is still important that any policy is workable and flexible, and that the information required is not overly onerous and unnecessary.

Policy HOU 3: Self and custom build dwellings

6. The HBF continues to consider that it is not necessary for this policy to require developments of 30 or more dwellings to provide a proportion of serviced plots where there is evidence of unmet demand. It is clear from the evidence provided by the Council, that self-build and custom-build homes are being provided at a sufficient level to meet needs without this policy and therefore there is no evidence or justification for its inclusion.



Policy HOU 6: Space, accessibility and wheelchair housing standards

7. The HBF continues to be concerned that this policy is not sound and that the Council is not able to justify the requirements. The HBF does consider that the modifications have improved the clarity of the policy and that the inclusion of a transition period for the nationally described space standards is appropriate.

Policy INF 3: Highway Safety and Access

8. The HBF considers that the deletion of part (vi) of this policy is appropriate as it now included within the Building Regulations Part S.

Future Engagement

9. 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.
10. The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



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