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SENT BY EMAIL  
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05/09/2022

Dear Planning Policy Team,

## **BLACKPOOL LOCAL PLAN PART 2: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES**

1. Thank you for consulting with the Home Builders Federation (HBF) on the Blackpool Local Plan Part 2: Site Allocations and Development Management 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.
3. The HBF would like to submit the following comments on the proposed Main Modifications.

### **Policy DM1: Design Requirements for New Build Housing Developments**

4. The HBF considers that the proposed modifications to policy DM1 are appropriate. The HBF considers that the amendment to part 1 which now states that as a minimum, 20% of all new buildings on sites of five or more dwellings or more must meet the NDSS is appropriate and adds clarity to the policy. The HBF also considers that the addition of part 8 which now adds flexibility into the policy in relation to the feasibility and viability of the proposals is beneficial and appropriate.

### **Policy DM35: Biodiversity**

5. The HBF considers that the proposed modifications to part 1 of Policy DM35 are appropriate. The addition of either on or off site in part 1a is appropriate and the addition of in line with relevant legislation and guidance to part 1b is appropriate and will provide consistency in requirements as the Environment Act requirements for biodiversity net gain come forward.

### **Future Engagement**

6. 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.



7. 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,

A handwritten signature in black ink, appearing to read 'Joanne Harding', with a stylized flourish at the end.

**Joanne Harding**  
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