

Sent by EMAIL ONLY to consultation@stratford-dc.gov.uk

10/10/2023

Dear Sir/ Madam

Response by the Home Builders Federation to the consultation on Stratford on Avon's proposed Council Plan.

1. Please find below the Home Builders Federation (HBF) response to the Stratford Proposed Council Plan consultation. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year.
2. In relation to *Question One*, HBF would suggest that Housing should be a key priority for the Stratford on Avon, but that this should not be limited only to the issue of "Availability & Quality of Social Housing, Affordability Tenure and Location of Affordable Homes, Adoption of Sustainable Practices in Development and Existing Stock."
3. The vision for the Stratford on Avon should recognise the importance of new housing in helping to meet both open market and affordable housing needs. The HBF would also encourage the Council to consider the role that housebuilder plays in the local economy, both when the houses are under construction and when the houses are occupied as people's homes, and the wider socio-economic benefits of new housing. For example, housing is a key determinant of health, and a lack of secure and suitable housing impacts on educational performance and mental health.
4. New housing can also help the shift towards net zero and reduce housing costs for residents. The 'Watt a Save' report, published by HBF in June 2023 found that buyers of new build properties will save on average of £1,600 in energy bills and reduce carbon emissions by over 2.2 tonnes per property each year. <https://www.hbf.co.uk/news/hbf-report-watt-save/>
5. In relation to *Question Four*, HBF would suggest there is a need to provide for an appropriate mix of housing types, sizes and tenures to meet the housing needs of all residents in the Borough. This will need to include open market



housing as well as affordable housing and specialist housing such as retirement housing.

6. *Question Five*, seeks comments on delivering the objectives. For the Council's vision to be deliverable in practice, the Council needs to set out a long-term vision for development in the Borough through the Local Plan. Continued and timely progress with plan-making will be essential. The Local Plan needs to plan to meet the housing needs including allocating sites for new housing.
7. *Question Six* seeks comments on the vision. HBF would question what is meant by 'complete' communities and suggest maybe successful community is better phrasing, the rest of the sentence explains that new development in the right place with the necessary infrastructure, something which home builders support. However, new development cannot be expected to address existing deficiencies, only the impacts of that new development. Policies have to be viable to be deliverable.

Future Engagement

8. I trust that the Council will find these comments useful as it develops its vision and priorities. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.
9. The Local Plan should play a key part of delivery of the vision for an area. 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 faithfully

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