

Planning Policy
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SENT BY EMAIL
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11/04/2018

Dear Sir / Madam,

**HYNDBURN LOCAL PLAN: CORE STRATEGY REVIEW & SITE ALLOCATIONS
DPDS (Reg 18)**

Thank you for consulting with the Home Builders Federation on the Core Strategy Review and Site Allocations DPDs Issues and Options Consultation (Regulation 18).

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.

Core Strategy Policies Scoping Assessment

Policy BD1: The Balanced Development Strategy

The HBF support the recognition that the development strategy may need to be amended to reflect the latest OAN evidence and the need to release land from the Green Belt.

Policy H1: Housing Provision

The HBF support the recognition that the housing requirement and housing mix may need be varied to reflect the latest information available.

Policy H2: Affordable Housing

The HBF note the comments highlight the low rates of delivery of affordable homes, whilst the HBF support the recognition that the affordable housing target should not be increased, it may be necessary to review the policy to reduce the affordable housing requirement should it be found to be impacting on the viability of sites.

Policy ENV4: Sustainable Development and Climate Change

The HBF support the recognition that this policy will need to be reviewed following Government changes to technical housing standards.

Growth Options and Spatial Options

Housing Growth Options

The HBF will support the provision of an appropriate level of housing growth to support the housing need and the economic growth of the borough.

Spatial Options

The HBF does not consider that the options identified are mutually exclusive. Most, if not all, of the options have an element of merit. In this regard the HBF suggests that a combination of options may be utilised. In determining which combination is most appropriate the Council will need to have regard to the sustainability of individual settlements together with an appreciation of the prospects for delivery. The HBF will support a strategy for growth that sees sustainable sites, which are deliverable and will appeal to the market brought forward. Private developers will be tasked with delivering the majority of the new housing identified within the plan it is, therefore, important that the majority of the proposed housing is located in areas where the market can deliver. This will require close liaison with the industry, as different developers will seek different types of sites and locations.

Future Engagement

I trust that the Council will find the foregoing 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 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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