

Sent by email to: [planningpolicy@eastherts.gov.uk](mailto:planningpolicy@eastherts.gov.uk)

29/03/2018

Dear Sir/ Madam

**Response by the House Builders Federation to the main modifications East Herts District Plan**

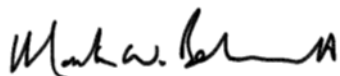
Thank you for consulting the Home Builders Federation (HBF) on the main modifications to the District Plan. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational 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.

**MM10/11, MM10/13 and MM10/19**

In each of these proposed modifications the new wording is too ambiguous and does not provide sufficient clarity as to the necessary actions the Council should take. In each of the modifications the Council proposes to only consider making amendments to the Green Belt boundary where these are supported by Neighbourhood Plan and are required to meet needs. Where there are proposals the Council should seek to ensure the appropriate amendments are delivered not just to be considered. We would recommend the words "consider making" be deleted from each of the proposed modifications and replaced with "make". Such an approach would be a more positive commitment that better reflects with paragraph 14 of the NPPF.

We hope these representations are of assistance. Should you require any further clarification on the issues raised in this representation please contact me.

Yours faithfully



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