

Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DQ

SENT BY EMAIL
developmentplans@southlakeland.gov.uk
07/12/2018

Dear Sir / Madam,

SOUTH LAKELAND LOCAL PLAN: MAIN MODIFICATIONS TO THE DEVELOPMENT MANAGEMENT POLICIES

Thank you for consulting with the Home Builders Federation on the Publication Draft of the South Lakeland Local Plan Development Management Policies document.

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. Our comments upon the main modifications are provided below.

MM8: Policy DM8 – High Speed Broadband

The HBF continues to have concerns in relation to this policy, as the inclusion of digital infrastructure such as high speed broadband and fibre is not within the direct control of the development industry, and as such it is considered that this policy could create deliverability issues for development and developers. Service providers are the only one who can confirm access to infrastructure.

However, the HBF consider that the deletion of the text requiring residential sites of 30 units or more to provide FTTP is an improvement. Whilst not supporting the expectation for major developed sites to provide FTTP the HBF consider that the proposed wording is an improvement, particularly the acknowledgement that FTTP may not be feasible and that the Broadband Statement should be proportionate.

MM11: Policy DM11 – Accessible and Adaptable Homes

The HBF continue to have concerns in relation to this policy, as it is not considered that the evidence provided has met all of the requirements of the PPG, as set out in our previous responses.

Whilst not supporting the policy, the HBF do agree that moving the text in relation to wheelchair adaptable homes is more appropriate and do agree with the inclusion of the additional circumstances that may apply for exemptions to the policy.

Future Engagement

I trust that both Councils and the Inspector will find these comments useful as this DPD is progressed. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry. Should you require any further clarification on the issues raised in this representation please contact me. It would be appreciated if you could please keep me informed of the adoption of this document.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'J. Harding'.

Joanne Harding

Local Plans Manager – North

Email: joanne.harding@hbf.co.uk

Phone: 07972 774 229