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04/12/2018

Dear Sir / Madam,

ARNSIDE & SILVERDALE AONB DPD PUBLICATION DRAFT (Reg 19)

Thank you for consulting with the Home Builders Federation on the Arnside and Silverdale AONB DPD Main Modifications consultation.

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.

Policy AS03 – Housing Provision

The HBF are disappointed that the Council has not taken the opportunity to reduce the proportion of affordable housing required in line with the viability evidence provided. However, the HBF do support the pragmatic approach to increasing the threshold of provision to two or more properties. The HBF also support the recognition that the level and type of affordable housing may need to be considered in light of the site viability, the site costs and other scheme requirements.

Future Engagement

I trust that both Councils and the Inspector will find these comments useful as the DPD for the AONB 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 black ink, appearing to read 'Harding', with a stylized flourish at the end.

Joanne Harding

Local Plans Manager – North

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