

Planning Policy
Newcastle City Council
Planning Policy
9th Floor, Barras Bridge
Newcastle upon Tyne
NE1 8QH

SENT BY EMAIL
planningpolicy@newcastle.gov.uk
03/02/2020

Dear Sir / Madam,

NEWCASTLE LOCAL PLAN: DEVELOPMENT AND ALLOCATIONS PLAN MAIN MODIFICATIONS CONSULTATION

Thank you for consulting with the Home Builders Federation on the Newcastle Local Plan: Development and Allocations Plan 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 DM5 – Housing Sites

The HBF support the Council in providing an indicative number of dwellings, to provide clarity to the policy and to aid in the monitoring of its effectiveness.

Policy DM6 – Accessible and Adaptable Housing

The HBF continue to be concerned by the requirement within this policy for 25% of homes to be built to M4(2) standards. The HBF continue to have concerns in relation to the evidence to support this policy and the viability of this policy requirement. However, if this policy is to be retained, the HBF would continue to ask that a transitional period be included following the adoption to allow for developers to factor in the costs of the standards into future land acquisitions.

The HBF also have concerns in relation to paragraph 4.2.6 which requires off-site contributions where step-free access is not feasible.

Policy DM7 – Space Standards

The HBF continue to consider that this policy should be deleted, as they continue to consider that the need for the NDSS has not been adequately demonstrated.

Future Engagement

I trust that the Council will find these comments useful as it continues to progress its Local Plan to adoption. 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 the adoption of the Local Plan and all forthcoming consultations upon associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J. Harding', written in a cursive style.

Joanne Harding

Local Plans Manager – North

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