

SENT BY EMAIL
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11/05/2023

Dear Planning Policy Team,

**YORKSHIRE DALES NATIONAL PARK AUTHORITY LOCAL PLAN: CONSULTATION
NO6 – LAND FOR HOUSING DEVELOPMENT**

1. Thank you for consulting with the Home Builders Federation (HBF) on the Yorkshire Dales National Park Authority Local Plan consultation on Land for Housing Development.
2. 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.
3. This response is provided in order to assist the Yorkshire Dales National Park Authority (YDNPA) in the preparation of the emerging local plan. The HBF is keen to ensure that the YDNPA produces a sound local plan which provides for the housing needs of the area.
4. The HBF supports that YDNPA in identifying that the Yorkshire Dales faces a significant population challenge, and acknowledging that without further house building the population will go into decline. The HBF supports the YDNPA is seeking to allocate housing land in order to deliver the housing requirements and including policy that will allow for windfall development.
5. The HBF considers that it is appropriate for the YDNPA to provide an appropriate settlement hierarchy which provides a logical hierarchy and allows for a suitable and sustainable spatial distribution of sites, provides an appropriate development pattern and supports sustainable development within all areas.
6. The HBF considers that the YDNPA should ensure that they have a housing land supply that includes a mix of short and long-term allocations for residential development. Whilst the HBF is mindful of the national park status it will still be important that housing delivery options are optimised, this can be done by ensuring that a mix of sites is provided, including a range of sites by both size and location.



7. The HBF notes that Table 3 of Consultation Document 6 includes potential housing sites, which range in size from 5 dwellings through to 100 dwellings, and have an overall capacity for 600 dwellings. These 600 dwellings along with the existing planning permissions is expected to be sufficient to meet the proposed housing target of 850 dwellings. However, the HBF also notes in the imbalance in terms of the geographic distribution of the sites as set out in Table 4, and corresponding text in relation to Sedbergh and Grassington / Threshfield.
8. The HBF does not wish to comment on individual sites, but would expect the YDNPA to ensure that the sites identified will be deliverable or developable and will come forward within the Plan period. The HBF would expect the YDNPA to ensure that they have appropriate evidence available to demonstrate the deliverability of these sites, and an appropriate monitoring framework to ensure that actions can be taken if sites are not being delivered as expected.
9. The HBF supports the YDNPA in seeking to provide settlement boundaries which will allow for windfall housing of an appropriate scale. The HBF does not wish to comment on individual settlement boundaries at this time.

Future Engagement

10. I trust that the Council will find these 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.
11. 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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