

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

03/07/2020

Dear Sir/ Madam

**Response by the Home Builders Federation to the consultation on the proposed modifications to the Suffolk Coastal Local Plan**

Thank you for consulting the Home Builders Federation (HBF) on the proposed main modifications to the Suffolk Coastal Local 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.

**MM4**

The HBF supports the inclusion of the additional text at paragraph 2.8 and within policy SCLP2.1 providing greater clarity as to when a review of the local plan will occur. This addresses the concerns raised in our statements with regard to the lack of such a policy in the submitted local plan and is consistent with national policy and the need for co-operation between local planning authorities to be continuous and not end once a plan is adopted.

**MM17**

The HBF supports the amendment to the opening paragraphs of SCLP5.8 which improves the flexibility and effectiveness of this policy.

The HBF does not support the continued inclusion of the need for 50% of all homes to be built to part M4(2) of the Building Regulations and as such disagree with the modification to paragraph 5.43 in which it is proposed to now state that “at least” 50% of homes should be provided to part M4(2). Policies should provide certainty to the applicant and the decision maker and the use of the term at least does not provide that certainty. We would recommend that this proposed modification within MM17 is not taken forward.



MM18

The HBF welcomes the modification to SCLP5.10 recognising that some brownfield schemes may not be viable and that such sites will be exempt from the affordable housing requirement.

MM30

We welcome the amendments to policy SCLP7.2 to ensure that development must have regard to, rather meet, guidance on residential parking. This modification ensures that the policy is consistent with legal position as to the documents within which planning policy can be established.

Yours faithfully

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

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