

Strategic Planning
Redcar & Cleveland Borough Council
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SENT BY EMAIL
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Dear Sir / Madam,

REDCAR & CLEVELAND LOCAL PLAN: SCHEDULE OF MAIN MODIFICATIONS

Thank you for consulting with the Home Builders Federation on the Schedule of Main Modifications to the Redcar and Cleveland Local Plan.

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.

MM05 – Policy SD2: Locational Policy

It is disappointing that the Council has retained 'priority' in relation to the use of brownfield land rather than amending the text to 'encourage'. The HBF objections to this policy remain as set out in previously submitted representations.

MM09 – Policy SD4: General Development Principles

The HBF supports the deletion of part Q in relation to artistic elements and part Z in relation to Local Employment Agreements.

MM10 – Paras 2.24 – 2.31

The HBF supports the deletion of reference to Local Employment Agreements and to at least 20% of the qualifying supplies and services being from within the Borough.

MM45 – Policy H1

It is disappointing that the housing requirement has been maintained at 234 net dwellings. As set out in previous representations it is the opinion of the HBF and other interested parties that the housing requirement is too low.

MM46 – Para 6.14

The HBF is generally supportive of the addition of text in relation to monitoring the five-year housing land supply and the mechanisms to be put in place to ensure that a five-year supply of housing land can be maintained.

MM54 – Para 6.32

The HBF continues to support the 10% discount applied to small sites and conversions with planning permission to account for permissions which will lapse. However, the HBF are disappointed that a change has not been made to extend this discount to any unimplemented permission.

MM106 – Policy H4

The addition of text in relation to economic viability is considered an improvement to the clarity of this policy.

Future Engagement

It is hoped that these further representations are of assistance to the Council and Inspector in determining the final stages of the Redcar and Cleveland Local Plan. In the meantime, if any further information or assistance is required please contact the HBF at the details below.

Yours sincerely,



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