

Planning Policy Team  
North York Moors National Park Authority  
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01/04/2020

Dear Sir / Madam,

## **NORTH YORK MOORS NATIONAL PARK LOCAL PLAN: MAIN MODIFICATIONS**

Thank you for consulting with the Home Builders Federation on the North York Moors National Park Local Plan Main Modifications.

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.

The HBF would like to submit the following comments on the proposed Main Modifications.

### **MM49: Strategic Policy M - Housing**

The HBF generally support the proposed modification to Strategic Policy M which deletes reference to *'All new homes should contribute to the provision of a range'* and replaces it with *'the authority will support proposals for a variety'*. The HBF agree that this responds appropriately to the Inspector's concern that it is not possible for all schemes to contain a variety of tenures, types and sizes of dwellings.

### **MM51: Policy CO6 – Housing in Helmsley**

The HBF generally support the removal of the reference to *'no more than 93 square metres'*, it is considered that the proposed modification provides more flexibility whilst still seeking to provide smaller dwellings.

The HBF also generally support the proposal to delete reference to *'accommodating no more than five dwellings'*, and the reference (in paragraph 7.31) to housing development that must be *'of a scale that is appropriate to the size and function of the settlement'*. Whilst it does go on to consider that as a guide this is likely to be sites capable of accommodating no more than five dwellings in Helmsley and the Larger Villages and no more than two dwellings in Smaller Villages. It is considered

that the additional text provides greater flexibility and can allow for larger developments if appropriate.

**MM52: Policy CO7 - Housing in Larger Villages**

As above, the HBF generally support the deletion of '*capable of accommodating no more than five dwellings*', and the deletion of reference to '*no more than 93 square metres*', this is considered to add flexibility to the policy.

**MM53: Policy CO8 - Housing in Smaller Villages**

As above, the HBF generally support the deletion of '*capable of accommodating no more than two dwellings*', and the deletion of reference to '*no more than 93 square metres*', this is considered to add flexibility to the policy.

**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,



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