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SENT BY E-MAIL ONLY TO  
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Dear Sir / Madam

## **CHESTERFIELD LOCAL PLAN MAIN MODIFICATIONS CONSULTATION**

### **Introduction**

Thank you for consulting with the Home Builders Federation (HBF) on the above-mentioned 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. We would like to submit the following representations to the Chesterfield Local Plan Main Modifications consultation.

### **MM22 to Policy LP5 : Range of Housing**

As drafted **MM22** is not consistent with para 64 of 2019 National Planning Policy Framework (NPPF) which states :-

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership (as part of the overall affordable housing contribution from the site), unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

**MM22** states that :-

### **Affordable Housing**

On sites totalling 10 or more dwellings (including phases of those sites) ~~up to 20% of affordable housing and 25% of adaptable and accessible housing, will be sought by negotiation informed by~~ **required in line with** the charging zones set in the Council's **most recently adopted CIL Charging Schedule**.



<u>CIL ZONE</u>	<u>% Affordable Housing Required</u>	<u>Type of affordable housing</u>
<u>Zero</u>	<u>0</u>	<u>Na</u>
<u>Low</u>	<u>5</u>	<u>10% affordable home ownership</u>
<u>Meduim</u>	<u>10</u>	<u>90% affordable rent</u>
<u>High</u>	<u>20</u>	

As drafted the proposed affordable housing tenure split will not result in at least 10% affordable home ownership as set out in 2019 NPPF (para 64). **MM22** should be subject to further modification. For **Policy LP5** to be consistent with national policy, it is suggested that **MM22** should be expressed as follows :-

CIL ZONE	% Affordable Housing Required	Type of affordable housing
Zero	0	Na
Low	5	<u>All affordable home ownership</u>
Meduim	10	<u>All affordable home ownership</u>
High	20	<u>50% affordable home ownership</u> <u>50% affordable rent</u>

**MM22** continues :-

#### **Adaptable and Accessible Housing**

The following requirements for adaptable and accessible housing will apply subject to consideration of site suitability, taking account of site specific factors such as vulnerability to flooding and site topography.

- On sites totalling 10 or more dwellings (including phases of those sites) 25% of dwellings should be built to building regulations standard M4(2) (where a site includes affordable housing this should normally be proportionately split between tenures)
- Where the council has identified evidence of a specific need for a wheelchair accessible standard M4(3) property (for which the council is responsible for allocating or nominating a person to live in that dwelling) that is relevant to a site, this will be negotiated with the developer and secured by planning obligation, subject to consideration of viability and suitability.

Where evidence is submitted to demonstrate that step-free access is not viable, there will be no requirement for adaptable and accessible housing (building regulations M4(2) or M4(3)).

The inability to provide step-free access may be due to site specific factors as well as viability. **MM22** should be subject to further modification to be more

clearly written in accordance with 2019 NPPF (para 16d) and to improve its effectiveness. It is suggested that **MM22** is expressed as follows :-

Where evidence is submitted to demonstrate that step-free access is not viable **or technically feasible due to aforementioned site-specific factors**, there will be no requirement for adaptable and accessible housing (building regulations M4(2) or M4(3)).

## **Conclusion**

It is hoped that these representations will be helpful to both the Council and the Inspectors in preparing the final stages of the Chesterfield Local Plan. In the meantime, if any further assistance or information is required please contact the undersigned.

Yours faithfully  
for and on behalf of **HBF**



**Susan E Green MRTPI**  
**Planning Manager – Local Plans**