

Forward Planning
Northumberland National Park Authority
Eastburn
South Park
Hexham
NE46 1BS

SENT BY EMAIL
localplan@nnpa.org.uk
04/05/2020

Dear Sir / Madam,

NORTHUMBERLAND NATIONAL PARK AUTHORITY LOCAL PLAN: MAIN MODIFICATIONS

Thank you for consulting with the Home Builders Federation on the Northumberland National Park Authority 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 are pleased to see that the National Park Authority (NPA) are now close to the completion of their Local Plan and we would like to submit the following representations in response to the NPA's proposed main modifications.

MM6: Paragraphs 4.45-4.51

The HBF support the inclusion of '*Northumberland National Park has a housing requirement of approximately 160 dwellings over the plan period (8 per year on average)*', this is considered to be in line with the requirements of paragraph 65 of the NPPF. It is considered that further clarity has also been provided by the text which sets out how the housing requirement will be met in full.

MM7: Policy ST5: New Housing

The HBF support the addition of 'of more than 5 dwellings' in relation to the contribution to the mix of dwellings, which will be more practical in terms of delivery.

The HBF generally support the addition of 'and other relevant guidance', however, it is considered that it would be more appropriate and add further clarity if it were to refer to 'other relevant evidence'.

MM9: Policy DM3: Affordable Housing

The HBF generally support the improved clarity in relation to part 4 of this policy. However, the HBF are disappointed that the NPA has not taken the opportunity to revise the affordable housing requirement to better reflect the viability evidence.

Future Engagement

I trust that the NPA 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 publication of the Inspector's report and the adoption of the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



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