HBF Home Builders Federation

Cymru | Wales

Consultation Response

About HBF

The Home Builders Federation represents home builders in England and Wales. HBF's members build the majority of new homes built in England and Wales each year. Its membership includes national developers and hundreds of SME builders.

Representor ID no. – 1533

Pembrokeshire County Council Replacement Local Development Plan

Matter 6: Development management policies

Development management policies

1. Policy GN 1:

a. Is criterion 1 clear and precise?

The HBF considers that the wording is not clear or precise; it is wording you might expect to see in the supporting text but as policy wording it is considered to be very hard to comply with, lacking any measurable criteria and being subjective.

11. Does Policy GN 3 provide a clear and appropriate mechanism for securing new infrastructure from development?

a. Is the policy clear on how and when planning obligations will be secured?

The HBF considers that the following paragraph is unclear. Is the list that follows the paragraph 'Measures necessary to physically deliver a development' or is other contribution, it seems to be a mix of both?

'Measures necessary to physically deliver a development and ensure that it is acceptable in planning terms will be required in the first instance. Where appropriate contributions may be sought for a range of purposes, including: ……