

## **PENDLE CORE STRATEGY EXAMINATION**

### **JOINT STATEMENT BETWEEN PENDLE COUNCIL AND JUNCTION PROPERTY LTD**

#### **ON POLICY LIV1**

**APRIL 2015**

- 1 The Submitted Version of Policy LIV1 contains the following statement:

**Proposals on other, non-allocated sites, sites will be supported where they are sustainable and make a positive contribution to the five-year supply of housing land.**

The Council intended that this part of the policy would allow those sites identified in the 2014 Strategic Housing Land Availability Assessment to come forward for development in advance of the adoption of the Allocations DPD provided that normal development criteria such as good design are satisfied, even in circumstances where such development would be contrary to designations of the 2006 Adopted Local Plan

- 2 Junction Property Ltd did not interpret this part of Policy LIV1 in the same way as the Council.
- 3 Discussions have taken place between representatives of the Council and Junction Property Ltd. In response, the Council considers that the above part of Policy LIV1 could be more appropriately worded as follows:

**To further encourage significant and early delivery of the housing requirement, proposals for new housing development will also be supported on:**

- i) Non-allocated sites within a Settlement Boundary where they are sustainable and make a positive contribution to the five year supply of housing land;**
- ii) Sustainable sites outside a Settlement Boundary, which make a positive contribution to the five year supply of housing land, including those identified in the SHLAA.**

- 4 JPL welcomes this proposed change but suggests that the redraft could be improved by excluding Green Belt sites from its terms as follows:

**To further encourage significant and early delivery of the housing requirement, proposals for new housing development will also be supported on:**

- i) Non-allocated sites within a Settlement Boundary where they are sustainable and make a positive contribution to the five year supply of housing land;**
- ii) Sustainable sites outside the Green Belt and a Settlement Boundary, which make a positive contribution to the five year supply of housing land, including those identified in the SHLAA.**

JPL's proposed addition is underlined.

- 5 To assist the Inspector, the Council and JPL agree that either form of wording would be acceptable to them as a Main Modification.