

# Representations To Pendle Core Strategy Examination On Behalf Of Peel Investments (North) Ltd Matter 10 Statement

March 2015



**Turley**

## **REPRESENTATIONS TO PENDLE CORE STRATEGY EXAMINATION ON BEHALF OF PEEL INVESTMENTS (NORTH) LTD**

### **MATTER 10: The Provision of Infrastructure and the Delivery of the Plan**

#### **Issue 1: Will the policy requirements of the Plan, such as affordable housing and infrastructure, allow development to go ahead with a competitive return for a willing landowner and developer?**

The Core Strategy (CS) has been informed by a comprehensive viability appraisal<sup>1</sup> undertaken on behalf of Pendle Council. This considers the viability of delivering development within different parts of the Borough having regard to developer and landowner expectations regarding capital returns from development and factoring in information on known and expected development costs, including meeting the policy requirements of the CS.

The viability appraisal has informed a number of components of the CS policy approach to delivery of key infrastructure, including affordable housing, which reflects the viability of delivering development in different parts of the Borough.

With respect to the proposed Strategic Housing Site at Trough Laithe Farm, Peel would refer to its Hearing Statement in respect of Matter 4 which considers the deliverability of this housing site having regard to known constraints and potential infrastructure investments which may need to be made to accommodate the development. This demonstrates that a viable and deliverable form of development is proposed for this site and that Policy LIV 2 is therefore achievable.

It should also be noted that the CS retains sufficient flexibility such that the Part 2 Local Plan is able to direct growth to those locations where development can be viably delivered. This is achieved by the avoidance of overly prescriptive targets relating to the delivery of development within individual named settlements. The issue of development viability will be key to considering the location of future development allocations through the Part 2 plan to ensure the Local Plan, as a whole, is deliverable.

#### **Issues 2 – 7:**

Peel does not wish to make any specific comments in relation to these issues at this time. Peel reserves the right to comment on this issue at the hearing sessions.

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<sup>1</sup> Pendle Borough Council Development Viability Assessment (December 2013) (Colliers International and Aspinall Verdi) (Examination Document CD/07/01)