

PENDLE CORE STRATEGY PLAN EXAMINATION

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To:

John Halton
Planning and Building Control
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Sent via e-mail

9 March 2015

Dear Mr Halton

Pendle Core Strategy (CS) Examination – Household Projections

I refer to your Note on Household Projections sent to me by the Programme Officer via e-mail dated 5 March 2015.

The housing requirement is obviously a crucial issue for the examination into the Core Strategy. In this respect I would urge the Council to ensure that any change to the housing requirement proposed as a result of the 2012- based Household Projections is put forward in advance of the hearings so that it can be fully aired as part of the examination.

In addition I would be grateful if the following factors could be taken into account in considering whether the number of dwellings required should be lower:

1. The objectively assessed need (OAN) indicated that the requirement should be set between 250 dwellings and 340 dwellings per annum. The figure chosen is about the mid-point but presumably could have conceivably have been set higher based on the OAN.
2. The Government wants local planning authorities to significantly boost the supply of housing.
3. There is a need to significantly increase house building in the Borough following the low level of completions since 2011. To what extent has this suppressed household growth?
4. Government figures indicate that net migration into the country has increased.

These points can be addressed in the statement on Session 4. Would it be possible for NLP to be present at this session?

If you require any clarification on the above please contact me via the Programme Officer.

Yours sincerely

Mark Dakeyne

INSPECTOR

Inspector: Mark Dakeyne BA (Hons) MRTPI