

26.03.15

Representation to the Inspector for Pendle Strategic Development Plan – Hearing

Session 5.

Current house building rates for Pendle show that only 7 houses per annum are constructed, this suggests there is a distinct lack of demand for the type of houses on offer i.e. detached 'executive' properties.

Mix this assumption of detached executive houses with a large site of 12.96 ha and the council will have a failed development on their hands with little or no take up for the new homes as people in that type of market prefer smaller more exclusive developments.

First of all, we must understand the typology of housing unit? Is this number made up of; Affordable housing, social housing, retirement housing, assisted living, apartments, detached 'executive' houses, bungalows, semi-detached, terraced housing etc?

Section 3.34 to 3.49 in PBCs document 'Our Spatial Issues: Pendle Today', you major on the deprivation and overcrowded housing and the need for more affordable housing, yet you clearly contradict yourselves as Councillor Joseph Cooney admitted (meeting 21.11.14) that Peel have a preference for high yield Executive housing for Trough Laithe.

Most of all with house building on the perceived scale of Trough Laithe Farm there will be a need for significant investment in social infrastructure; where is the new £6m to £10m primary school, where is the nursery as promised by the business park development to the lower part of the site, where is the new doctors surgery, where is the new dentist. Is the developer willing to fund this type of social infrastructure through the CIL or Sc106?

The development of this site would significantly increase the current settlement boundary to Barrowford which resides at the edge of Wheatley Springs.

Kind regards,

Paul Henderson