

# PENDLE CORE STRATEGY EXAMINATION

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## **Agenda - Session 4**

**09.30 Wednesday 15 April 2015**

**The Wilson Room, Nelson Town Hall**

**Matter - The Housing Requirement**

The purpose of this session is to explore whether the amount of housing proposed in the CS and the trajectory is appropriate to meet the needs of the Borough to 2030.

The Council has used the Office of National Statistics (ONS) 2012-based Sub-National Population Projections (SNPP) as a basis for its housing requirements. The Council proposes making provision for some 5,662 (net) dwellings (Policy LIV1) but with delivery increasing over the Plan period from 220 dwellings to 353 dwellings per annum.

### **Issues**

1. Is the housing requirement justified taking into account population and household growth projections, including migration and demographic change, market signals and proposed economic growth?  
Do any recently released figures suggest that the requirement should be amended e.g. DCLG household projections February 2015?
2. Do the 2012-based SNPP form a reasonable basis for assessing the housing requirement given the extent that they have been influenced by low completion rates in recent years?
3. Is the housing requirement justified taking into account the need for affordable housing and homes for different groups, the demand for housing and the need to boost significantly the supply of housing?  
Would a higher housing requirement make a significant difference in bridging the gap between affordable housing need and the anticipated delivery of affordable homes?
4. Have the options for higher growth identified in the SHMA been fully considered, including their potential impacts?
5. Is there sufficient flexibility built into the housing requirement?
6. Is the stepped approach to housing delivery justified?  
Does it achieve the right balance between realism and meeting identified housing needs?  
Will it fully meet the need and demand for housing in the early years of the plan?

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## **Main Evidence Base**

CD/04/01 – SHMA

CD/04/02 – Pendle Housing Needs Study Update Report

CD/04/03 – SHLAA

## **Suggested Modifications**

The Council proposes that the housing requirement within Policy LIV1 is expressed as a minimum as suggested by paragraph 10.32.

## **Participants**

PBC (*statement HS4/001*)

Matthew Good, HBF (*statement HS4/003 and representation 755915*)

Michael Courcier, Barton Wilmore (for Junction Property Ltd) (*statement HS4/002 and representation 818046*)

Stuart Booth, JWPC Ltd (for Beck Developments) (*statement HS4/005 and representations 817585 & 868081*)

Andrew Bickerdike, Turley Associates (for Peel Investments (North) Ltd) (*statement HS4/004 and representation 868120*)

Shelia Smith (*representation 478805*)

Pam Smith (*representation 868476*)

Paul Walton, PWA Planning (for Marcus Kinsman) (*statement HS4/007 and representation 818030*)

Mark Roberts (*statement HS4/006 and representation 818007*)

Matt Gordon (*representation 868113*)