

PENDLE CORE STRATEGY EXAMINATION

Agenda - Session 5

11.00 Wednesday 15 April 2015

The Wilson Room, Nelson Town Hall

Matter - How Is The Housing Requirement To Be Met?

The purpose of this session is to consider whether the proposals to meet the housing requirement have been justified and will be effective.

The Plan proposes a strategic housing site within the CS but otherwise relies on the SAP to bring forward sites additional to those already committed. Policy LIV1 refers to empty properties and regeneration areas but does not quantify how such sources of supply will contribute to the housing requirement. The Council advises that specific windfall sites are included in the 5 year land supply so an allowance within Policy LIV1 would not be appropriate as windfalls are not a dependable source of supply.

The Plan needs to demonstrate how the housing requirement will be delivered over the Plan period, including the maintenance of a five year housing supply.

Issues

1. Is Policy LIV1 effective in indicating how the housing requirement will be met, including the contribution that will be made from new allocations and existing commitments (see proposed Modification to insert Table LIV 1)?
Is the intention to allocate reserve sites likely to produce the necessary flexibility in supply?
2. What contribution will be made to the housing requirement from bringing back empty homes into use? (the Council does not presently intend to include a figure for empty homes in the CS)
3. Is there sufficient emphasis on the contribution that can be made from Housing Regeneration Priority Areas?
4. Is the proposed strategic housing site at Trough Laithe justified (Policy LIV2)?
Will it make a material difference to housing supply early in the Plan period?
Does it fit with the settlement hierarchy of the Plan (Barrowford is defined as a Local Service Centre)?
Should the site form part of the CS or should consideration be deferred to the SAP?
5. Is the Trough Laithe site deliverable in the early years of the Plan period?
Is Policy LIV2 sufficiently clear on how and what will be delivered (500 units)?
Are there any significant constraints such as historic heritage and access

PENDLE CORE STRATEGY EXAMINATION

which may prevent the site coming forward?

Is the site capable of being readily accessible by public transport, walking and cycling?

Should there be a requirement for a development brief for the site? (it is noted that CD/04/04 refers to a development framework produced by the developer)

6. Should Policy LIV2 reflect the indication in the Infrastructure Delivery Schedule (Appendix A) that Junction 13 of the M65 would need to be improved by developer contributions? (clarification will be required on funding sources such as that from the 'Growth Corridor')
7. Does Policy LIV2 (or Policy SUP3) need to address any capacity issues in local schools or do the proposed policies provide an adequate basis for ensuring necessary contributions?
8. Is the affordable housing target of 20% for Trough Laithe justified?
9. Would an alternative approach to the identification of a single strategic housing site e.g. the allocation of a range of smaller greenfield/brownfield sites (or indeed the allocation of a greater number of larger sites), be more effective in boosting the supply of housing??
10. Has the Plan demonstrated through a housing implementation strategy how delivery of a full range of housing will be maintained over the Plan period, including a continuous five year supply of deliverable housing sites?
What is the timescale for the preparation of a Housing Implementation Strategy?
11. Will the Plan be able to ensure a five year housing supply at the point of adoption, taking into account the need to make up any shortfall in provision from the start of the Plan period and the application of a buffer as required by paragraph 47 of the Framework?
How should the 20% buffer be applied?
12. Is a five year supply likely to be deliverable given the reliance on sites without planning permission and with policy constraints?
Does Policy LIV1 need to be amended to ensure that non-allocated sites can be brought forward to ensure a 5 year supply?
13. Is the requirement within Policy LIV1 for applicants to demonstrate deliverability necessary? (see proposed Modification)

PENDLE CORE STRATEGY EXAMINATION

Main Evidence Base

CD/04/01 – SHMA
CD/04/02 – Pendle Housing Needs Study Update Report
CD/04/03 – SHLAA
CD/04/04 – Strategic Housing Land Site Allocation Report
CD/04/04a - Strategic Housing Land Site Allocation Report – Heritage Assessment
CD/07/01 – Pendle Development Viability Study
C/004 – Council response to Inspector's Further Questions

Suggested Modifications

There is a proposed Modification to include a table in the justification to Policy LIV1 showing how the housing requirement will be met with the table cross-referenced in the policy (MM003).

The table referred to above does not include a specific allowance from bringing empty homes back into use as the evidence is not currently available to justify such a figure.

A housing implementation strategy is to be included as an Appendix to the Plan.

A Modification is proposed to Policy LIV 1 to remove the reference to a deliverability statement and replace with a requirement for a financial viability assessment.

Participants

PBC (*statement HS5/001*)
John Willcock/Stuart Booth, JWPC Ltd (for Beck Developments) (*statement HS5/006 and representations 817585 & 868081*)
Michael Courcier, Barton Wilmore (for Junction Property Ltd) (*statement HS5/002 and representation 818046*)
Andrew Bickerdike, Turley Associates (for Peel Investments (North) Ltd) (*statement HS5/004 and representation 868120*)
Pam Smith (*representation 868476*)
P Daniel (*representation 818314*)
Christopher Johnson (*representation 867921*)
John and Alison Plackett (*representation 868022*)
Shelia Smith (*representation 478805*)
Mark Roberts (*statement HS5/008 and representation 818007*)
Paul Walton, PWA Planning (for Marcus Kinsman) (*statement HS5/005 and representation 818030*)
Matthew Good, HBF (*statement HS5/003 and representation 755915*)
Barrowford Parish Council (*statement HS5/007 and representation 327467*)