

**REPORT FROM: PLANNING, BUILDING CONTROL & LICENSING MANAGER**

**TO: Barrowford and Western Parishes Committee**

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## **Definition of Local Need in the Adopted Core Strategy**

### **PURPOSE OF REPORT**

- (1) To inform Committee of the definition of local need in the context of Policy SDP2 in the Pendle Local Plan Part 1: Core Strategy.

### **RECOMMENDATIONS**

- (1) That Committee note the report.

### **REASONS FOR RECOMMENDATIONS**

- (1) To provide Committee with clarification on the definition of local need.

### **ISSUE**

- 1 Concerns have been raised in determining some recent planning applications regarding the term “local needs” as set out in adopted Local Plan Policy SDP 2 at point 4. This indicates that in rural villages development will primarily meet local needs.
- 2 It is important to read the whole of the sentence as it is a qualified one. The sentence states that rural settlements will “primarily” meet local needs. Other development, not being purely for local needs, is not automatically excluded from being acceptable.
- 3 The term local needs in the policy relates to all forms of development. It is not restricted to housing but is an indication that any new development should normally meet a locally derived need. That need has been quantified in the adopted Local Plan Part 1 (“Core Strategy”) and that sets the current framework for assessing planning applications.
- 4 The National Planning Policy Framework (“the Framework”) sets out a number of issues which help to define local need (paragraphs 17 and 54). It expects the planning system not to place barriers on growth and requires that the economic and housing needs of an area should be met. Part 3 of the Framework states that economic growth in rural areas should be supported.

- 5 In paragraph 47 the Framework sets national policy on housing provision. This indicates that the needs of a Housing Market Area (“HMA”) must be met in full across the whole of the HMA. Paragraph 54 deals with what the Government expects in terms of housing in rural areas. It indicates that rural housing should plan for development that reflects local needs. That planned development should be tested through the adoption process of Local Plans.
- 6 When looking at planning policies in adopted Local Plans the policies are designed to be read in conjunction with each other. Underpinning them is an evidence base which itself has been the subject of scrutiny via an Examination in Public in front of an independently appointed inspector. A key part of the evidence base for all Local Plans is a Strategic Housing Market Assessment (“SHMA”).
- 7 The housing needs for the Borough, as assessed in our SHMA, were not broken down into the needs of each individual settlement, but into three spatial areas: the M65 Corridor, West Craven Towns and Rural Pendle.
- 8 The housing needs of the Borough were derived from baseline census data and future population change was modelled to derive future projected needs. The percentage of households living in the rural areas of Pendle was 15.3% with the rural population totalling 14.7% of Pendle’s population. In the period 2003 to 2014, 21% of homes delivered in the Borough, one indicator of need, were built in rural areas.
- 9 The SHMA concluded that the level of need for housing in the rural areas during the plan period (2011-2030) was equivalent to 12% of the total needs of the Borough (Policy SDP3). The precise distribution of that need between individual settlements, is to be determined in the Part 2 Local Plan, which will look at development management policies and site allocations. A consultation on the proposed methodology has just concluded.
- 10 It is important to understand that local need for housing in rural areas is not constrained to the level of need derived from a specific settlement. That would be too restrictive and would not acknowledge the movement of households within rural areas. The 12% articulates the local housing need identified for the rural areas in Pendle with the exact distribution to be agreed in the Part 2 Local Plan.
- 11 Local need, in the context of Policy SDP2 is that assessed Policy SDP3 of the Core Strategy which is 12% of the total housing needs of the Borough. The Key Service Centres are where growth is encouraged and where the majority of development should take place. The M65 Corridor is where the strategic employment and housing sites are located and are intended to accelerate future growth in the Borough.
- 12 Local need for housing, in the context of Policy SDP2, point 4, should be taken as the need set out in Policy SDP3 of the Core Strategy. In the rural areas this is 12% of the overall housing requirement for the borough. The specific distribution between each settlement will be established in the Local Plan Part 2 and will provide an indication of the local need for housing in each settlement. However, it should be noted that these figures should not be regarded as maximum figures and in line with Core Strategy Policies SDP2 and LIV1 additional housing may be provided should evidence of additional need and demand be identified.

## **IMPLICATIONS**

**Policy:** None

**Financial:** None

**Legal:** None

**Risk Management:** None

**Health and Safety:** None

**Sustainability:** None

**Community Safety:** None

**Equality and Diversity:** None