

Inspector's initial questions

Please can you provide the following information.

1. The Council's reasoned commentary on all of the objections, and in particular a more detailed explanation as to the allocations set out in the DPD (the Core Strategy H1 states land for 5,600 dwellings will be made available – Core Strategy DS1 identifies Standen – is that an allocation for the majority of the housing requirement with the DPD making provision for any residual units within the 2 Tier 1 settlement allocations?

2. A list of any relevant planning permissions for housing on the allocated sites, did they benefit from planning permission for housing before the commencement of the current plan period in 2008, were they allocated in previous plans?

3. Position statements on the current progress of any neighbourhood plans in the Borough, including current status, anticipated timetables and details of any housing allocations.

4. An explanation as to why allocations have not been included in the Housing and Economic DPD for gypsy and traveller sites given what is set out in Key Statement H4 of the adopted Core Strategy.

5. A position statement for the strategic housing and employment allocations to the south of Clitheroe (Standen) and at the Barrow and Samlesbury Enterprise Site/Zone, indicating current status and anticipated timetable.

6. The Council's response to the Home Builders Federation view that there is no 5 year supply, the DPD is not flexible and a larger buffer is needed. Is the Council's housing requirement a minimum figure? What is the Council's reasoned consideration on the deliverability of housing supply? Are there any recent appeal decisions (within the last 12 months) in which the Inspector concluded that there was no 5 year housing land supply (please include the Council's comments on the matter)?

7. How will the DPD achieve the delivery of affordable housing as set out in Core Strategy Policy H3?

8. The outcome of planning permission ref. 3/2017/0317 and the implication for the employment allocation at Higher College Farm?

9. What is the status of the SA and SEA in the light of the issues raised at the Regulation 19 stage and the query by Natural England regarding the HRA and the explanation of how the conclusion was reached?

These questions and the Council's responses must be put on the Examination website.

Richard McCoy
Inspector
11 August 2017