

Fylde Council Local Plan 2011-2032 - Stage 2 Hearings

Inspector's Additional Note

Council's additional evidence on objectively assessed housing needs and consideration of omission sites

I have been advised by the Programme Officer that a number of queries have been raised following the recent publication of my Stage 2 Matters, Issues and Questions (MIQs) in relation to consideration of the Council's new evidence on objectively assessed housing needs (OAHN) and omission sites.

As set out in paragraphs 4.1 to 4.5 of my Examination Guidance Note – Stage 2 Update I am not proposing to discuss the contents of the new documents during the stage 2 hearings. Consultation on the Council's evidence, the OAHN, housing requirement, 5 year housing land supply and housing trajectory will occur after stage 2.

However I will be discussing some of the Council's site allocations as part of stage 2, in particular whether the sites are achievable and deliverable within the timescales set out by the Council. At this stage there is no need for me to discuss omission sites. Should I find that evidence submitted shows that a site or sites will not come forward as planned then I may ask the Council to allocate additional sites.

Following the stage 2 hearings it is my intention at present for the Council to go out for consultation on proposed changes to the Plan. This will include the Council's new evidence on OAHN etc. as well as all other matters. Representors will therefore have a full period of consultation in which to consider the Council's new evidence and proposed changes to the Plan.

Once I have considered all comments from the consultation I will need to decide whether further discussions on specific housing matters are necessary through either written representations or further hearing sessions (stage 3).

Please note that the above are my initial thoughts on future proceedings and may be subject to further consideration following the stage 2 hearings.

Yvonne Wright

INSPECTOR

17 May 2017