Wyre Local Plan Examination

Matters, Issues and Questions

Statement in response to Matter 8 Issue 4

Issue 4.1 *Are the assumptions about the rate of delivery of houses from the allocations realistic?*

Statement 4.1 No

In its rebuttal of initial representations regarding a lack of demand for houses in Inskip (*Submission Draft Wyre Local Plan – Statement of Consultation – Appendix 16)* the Council states that:-

1. "there is **_no cogent_** evidence .... that the existing (Ash Meadows) development site will not be delivered........due to a lack of market demand".

The Council clearly is not aware of housing demand in Inskip. The development quoted first went on the market in March 2016. Two years later and after a series of marketing offers (price reduction, part exchange, extra/upgraded fittings et cetera) just 19 of the proposed 27 houses have been built and only 14 have been sold/reserved.

2. "the development is **_fully under construction_** as of October 2017".

This is simply untrue. Eight (30%) of the original 27 houses have not been built. Furthermore, the developer has recently converted the site location for these houses to storage so there are clearly no immediate plans to commence construction of these properties.

In making the statements 1 & 2 above the Council is either ignoring or unaware of the economic and market signals of housing demand in Inskip.

Anecdotal evidence (local estate agents did not respond to requests for sales information) suggests that the sale of existing houses is a slow and lengthy business with sale times in excess of 12 months and up to 2 years being quoted.

The Ash Meadows development in Inskip has been marketed for the past two years and, despite several discounting offers, **_houses remain unsold and 30% have yet to be built_**. This is compelling evidence that there is little demand for housing in the village, communicating a clear signal that further development in Inskip, on the scale proposed in the Draft Wyre Local Plan, is unsustainable. The plan is therefore unsound.