

Inspector Mark Dakeyne
c/o Tony Blackburn
Programme Officer

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Our Ref: Wyre LP Examination

Date: 4 October 2018

Dear Mr Dakeyne,

Wyre Local Plan Examination – Latest Household Projections

Thank you for your letter dated 1 October regarding the above.

As you state, the Office of National Statistics (ONS) has recently published 2016-based Household Projections. These supersede the 2014-based projections which were a key input into the council's latest iteration of the Strategic Housing Market Assessment and hence the Wyre Objectively Assessed Need calculation as explained in SHMA Addendum 3 (ED088) and in the Technical Note – Size and Type of Need in Wyre (EL5.021).

The council is aware of the necessity of producing local plans based on adequate, up-to-date and relevant evidence. However as implied by the PPG as quoted in your letter, a proportionate and realistic approach has to be taken to the updating of the evidence base such that local plans can be adopted with due alacrity.

It is in this context that the council has considered whether the 2016-based household projections represent a meaningful change having a bearing on the soundness of this Local Plan. The 2016-based household projections suggest reduced household growth in Wyre over the Local Plan period 2011 to 2031 by some 668 households (12.5%) compared with the 2014-based projection. Annualised, this is a reduction of 33 household per year averaged out over the Local Plan period.

It is our view that:

- Household projections are not in themselves a housing requirement figure – they are a starting point.

- The council is aware of the government's revised methodology for calculating local housing need. However this Local Plan examination is operating under the provisions of the National Planning Framework (2018) para. 214 which allows for Plans submitted prior to 24 January 2019 to be considered under the "old" Framework. Hence the government's revised methodology does not apply to the consideration of the Wyre Local Plan under examination. Plainly, updated household projections such as those recently published, inform the standard methodology and any outputs from it.
- The council has committed to an early partial review of the Wyre Local Plan. This has been expressed through Main Modification MM/089 and MM/090, the latter being new Local Plan Policy LPR1 – Wyre Local Plan Review. As set out in MM/089, the Review will consider matters relating to the Objectively Assessed Need for Housing. As you indicated in your Post Hearing Advice at paragraph 15 (EL6.003a), the Review will need to take into account the government's approach to the calculation of housing need relevant at the time. By extension, and in line with the PPG, the council will have regard to the most appropriate and latest information in deriving the Objectively Assessed Housing Need and will consider implications for the spatial distribution and quantum of allocations.

Given this context the council is of the view that the 2016 household projections do not represent a meaningful change in the context of this submitted Local Plan and do not require any need for an evidential up-date. The only update that may be contemplated could be a form of updating note from Turley to take account of these new figures. For the reasons above, we do not consider this to be necessary but will request any work you require should you take a different view.

Yours sincerely,

A handwritten signature in black ink, appearing to read "David Thow". The signature is fluid and cursive, written in a professional style.

David Thow
Head of Planning Services