

Hartlepool Local Plan Examination in Public Inspector's Matters Issues and Questions

Representations on behalf of Mr H Tones

Matter 3 Housing Needs

Issue 1 Is the Council's objectively assessed housing need of 4,305 soundly based (justified, effective and consistent with national policy) and supported by robust and credible evidence?

We would support the position taken by the HBF on this issue: In particular

- It is imperative that issues of housing need and delivery across the wider Tees Valley area are taken into account in determining OAN
- An uplift to household formation rates, especially for 25-44 age cohort is required.
- There is a need to take into account government policy interventions that seek to actively boost opportunities to access the housing ladder
- There is a need to take into account persistent previous under delivery by adding the delivery backlog since 2006/07 of 700 dwellings over the plan period
- Given the potential for economic and job growth – as outlined in the SEP, it is reasonable to assume the Economic Activity Rates will increase and unemployment decrease
- Overall the Council's OAN figure is too low and should be increased. As a consequence, the Council's minimum housing requirement is therefore too low and should be increased.

In addition to the above we consider that the Council's Sustainability Appraisal has not effectively and impartially assessed reasonable alternatives such as our client's site East of Easington Rd, Hartlepool -see also representations in relation to Matter 10.