



An **APLEONA** company

Report

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Hartlepool Local Plan 2017 Examination in Public – Matter 3 Housing Needs

Response on behalf of Wynyard Park
Ltd

September 2017

1. Issues 1 & 2- Is the Councils OAHN of 4,305 soundly based (justified, effective and consistent with national policy) and supported by robust and credible evidence? And

Translating the OAN into a housing requirement.

General Comment to all Questions.

- 1.1 Notwithstanding the forthcoming White Paper regarding the methodology for calculating objectively assessed housing needs, WPL are in general agreement with HBC regarding their method of calculating their OAHN of 4,305 dwellings. The reasons for this are set out in WPL's representations to the Publication Draft Plan and this statement remains pertinent following a review of the Housing and Employment Growth Topic Paper (July 2017). In summary, the annual housing requirement of 410 dwellings per annum is considered appropriate based on the assumptions made by Arc4, with the caveat that further detailed evidence on future commuting patterns has not been published within the topic paper. Should the labour force behaviour or predicted commuting patterns manifest themselves differently, resulting in an increased housing requirement it is envisaged that this will be addressed via a future review of the Local Plan. It is noted and welcomed that the housing target is cited as a minimum, so any future needs can be accommodated in due course.