

MATTER 1 NEW MATTERS ARISING SINCE NOVEMBER 2013 HEARINGS

QUESTION 1.3

REPRESENTOR REFERENCE: 104



KNOWSLEY LOCAL PLAN: CORE STRATEGY

RE-CONVENED EXAMINATION HEARINGS

EXAMINATION HEARING STATEMENT

On behalf of Linda McLean and Michael Leary
Site Ref: KGBS19 & 20 LAND EAST OF HALEWOOD

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Document Control

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1 Introduction

- 1.1 This Statement is prepared on behalf of Linda McLean and Michael Leary (Trustee on behalf of M Leary Life Interest 1997 Settlement and R Wright Life Interest 1997 Settlement), the landowners of the majority of land proposed to be allocated at the Sustainable Urban Extension land at East Halewood (site refs.: KGBS19 & 20).
- 1.2 These sites have been previously promoted at the Examination by Taylor Wimpey UK Limited and Redrow Homes Ltd. The Council and the Programme Officer were notified in early June that the landowners wished to be represented by their own planning consultants for the next stages of the Local Plan: Core Strategy process.
- 1.3 The landowners have provided correspondence, at the request of the Council, confirming their ownership and their intention to make the land available for residential development if it is allocated for that use within the Local Plan. This correspondence is shown at Appendix 16 of the Council's Technical Report 'Sustainable Urban Extensions'.
- 1.4 The Inspector in his Interim Findings (ref.: EX26) found that the identification of reserve locations, of which Land East of Halewood is one, for release of land from the Green Belt is sound (Paragraph 11).

2 Undersupply of Housing and Five Year Land Supply

- 2.1 Planning policy guidance states that local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 2.2 The inclusion of the 2010 – 2013 backlog and 20% NPPF buffer may well be justified as it provides for both the actual persistent under-delivery of supply against housing requirement and also provides for choice and completion in the market for land (NPPF Paragraph 47).
- 2.3 The inclusion of the backlog along with the 20% NPPF buffer exacerbates the Council's five year land supply position. This further supports the Council's approach to the early release of sites from the Green Belt to enable them to contribute towards the five year land supply.