

---

# Denbighshire Local Development Plan EXAMINATION

---

[www.denbighshire.gov.uk/ldpexam](http://www.denbighshire.gov.uk/ldpexam)

---

## **Housing: Need and Supply, Inspectors' findings**

1. EXAM0075 set out the Inspectors' preliminary findings on matters of housing need and supply. The Council's response, EXAM0075R (revised) was subject to consultation and the new evidence it contained was discussed at a Hearing on 23 May. That evidence has been considered and the purpose of this note is to inform the Council of the Inspectors' initial findings with regard to housing need and supply and to provide an opportunity for the Council to consider ways forward.
2. For reasons that will be set out in our final report to Denbighshire County Council, we consider that the Council has produced evidence to support the target of 7,500 units set out in Policy BSC1.
3. However, and again for reasons that will be set out in our final report, we are not persuaded that the Local Development Plan (LDP) will deliver this number of units by the end of the plan period. Our analysis of the evidence submitted to the examination indicates that the LDP is likely to deliver around 6,450 units by 2021. A further 1,050 would, therefore, have to be allocated to meet the LDP's target (this would not provide a contingency).
4. It is our view that unless provision is made for the allocation of at least 1,000 additional houses the LDP will fail to meet the needs of Denbighshire to 2021. It will not have regard to national policy (Test C2) it will not be founded on a robust evidence base (Test CE2) nor will it be reasonably flexible to deal with changing circumstances (Test CE4).
5. The allocation of additional sites outside the list of potential sites in EXAM0075R(revised) would require further consultation. Additional work is also likely to be required with regard to strategic environmental assessment and sustainability appraisal.
6. The Council is invited to consider the above and provide a response by 22 June 2012. The Inspectors are aware that officers may need to seek the views of members before providing a response. If this is the case the Inspectors would appreciate an indication of when the Council will be in a position to provide a substantive response by 22 June.
7. The date of the submission of our report to the Council for fact check (6<sup>th</sup> July) was announced at the end of the last hearing on 24 May. That announcement will be reviewed after 22 June.