

THISTLEBERRY RESIDENTS ASSOCIATION

Response to Inspector's Questions

MATTER FOUR – HOUSING REQUIREMENTS

4.1 It appears to have been made clear to LAs by the NPPF ruling that the National Government estimates must be complied with. Thus, the Borough council figures, if they are also accurate, in terms of need, are irrelevant. It has been felt that the Conservative Party government figures were over estimates possibly confusing need with market requirements to keep the economy buoyant. Already in this borough there appears to be over supply, given the number of empty homes and the number of homes for sale.

4.2 Don't know. The issue of affordable housing is questionable if market forces are considered. This will not be made apparent until tested.

4.3 Not sure. Are land allocations for housing adjacent/close to land allocations for economic/industrial sites? If so, this might prove difficult for other policies to be realised – eg clean air, pollution etc..

4.4 The University development and student accommodation is reliant on government assumptions and assessments of need etc. This is usually the responsibility of the University to negotiate, not the LA. The caps on foreign students and UK's exit from the EU and the cap on student fees have had a considerable impact on Universities who have relied for funding on these groups of students.

4.5 NBC has an aging population. The SCC closed most of its care homes some 10-15 years ago and is now attempting to address any shortfall. An emphasis has been on student accommodation in the town, not necessarily the aged population.

4.6 Yes probably. But the requirement should be realistic not over-exaggerated or aspirational.

Dr A Drakakis-Smith

Chair

TRA

29 April 2025