

Warrington Local Plan

Examination Hearings

Matter 4– Housing need and the housing requirement

Thurs 8 Sept 2022 – 9.30am

Halliwell Jones Stadium

AGENDA

Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to housing need and the housing requirement.

1. Local Housing Need using the standard methodology

- Overview of inputs and calculation
- Alternative views on this including use of more up to date affordability ratio

2. Relationship with employment growth/employment land provision

- Forecasts of jobs growth – Oxford Economics, Cambridge Econometrics and mid-point (see LHNA 2021)
- Alternative views on future jobs growth
- Basis and justification for conclusion that 816 homes per annum will provide sufficient increase in working age population to support jobs growth forecasted – breakdown of calculations and assumptions (changes to economically active population, commuting patterns, double jobbing, unemployment/latent labour supply)
- Alternative views on this
- Estimating jobs growth resulting from employment land provision (approx. 316ha) – past trends, evidence from recent schemes, comparative land requirements for Oxford Economics and Cambridge Econometrics forecasts
- Relationship between employment land provision and housing requirement

3. Other factors

- Other factors that could justify a different housing requirement e.g. growth strategies, strategic infrastructure improvements, affordable housing need?

4. Stepped housing requirement

- Justification in principle
- Justification for specific time periods and annual averages

5. Designated neighbourhood areas

- Housing requirements for designated neighbourhood areas - consistency with paras 66 and 67 of the NPPF