

Warrington Local Plan

Examination Hearings

Matter 9 – Other housing policies

Weds 5 Oct 2022 – 9.30am

Virtual session

AGENDA

Whether the Local Plan is justified, effective and consistent with national policy in relation to the approach to housing density, meeting housing needs and Gypsy, Traveller and Travelling Showpeople provision.

1. Housing density (Policy DEV1 parts 5 and 6)

- Basis and justification for minimum densities
- Relationship with housing types and sizes needed
- Flexibility within policy
- Definition of “locations that are well served by frequent bus or train services”

2. Affordable housing (Policy DEV2 parts 1-11)

- Evidence of affordable housing need – number and tenure
- Threshold for seeking affordable housing – definition of major development for housing in Glossary to NPPF
- Percentages of affordable housing sought
 - Effect on viability, particularly for Town Centre and Inner Warrington
 - Implications of this for delivery of affordable housing in these areas and overall
 - Past record in achieving these
- Justification for tenure split
- Flexibility within policy
- Other aspects of approach to affordable housing

3. Mix of housing size and tenure (Policy DEV2 parts 11¹ and 12)

- Basis for mix sought
- Application of policy to all residential development regardless of scale?
- Flexibility within policy

4. Space standards (Policy DEV2 parts 13 and 14)

- Justification for use of Nationally Described Space Standards in terms of need and effect on viability (see para 20 of PPG Chapter on Housing: Optional Technical Standards)
- Need for transition period?
- Definition of appropriate outdoor amenity space

¹ N.B. two part 11s

- 5. Accessible and adaptable dwellings and wheelchair user dwellings (Policy DEV2 parts 15-17)**
 - Basis for policy approach
 - Effect on viability
 - Need for transition period?
- 6. Housing for older people (Policy DEV2 parts 18 and 19)**
 - Clarity of part 18 of Policy DEV2 – definition and overlap with parts 15 and 16
- 7. Self and custom build housing (Policy DEV2 part 20)**
 - Clarity of policy and implementation
- 8. Houses in multiple occupation (Policy DEV2 part 21)**
 - Background to issue in Warrington and justification for policy approach
 - Clarity of part 21a of Policy DEV2 and practical implementation
- 9. Gypsy, Traveller and Travelling Showpeople provision (Policy DEV3)**
 - Evidence on accommodation needs
 - Up to date situation with existing consented supply
 - The approach to meeting identified needs, role of site allocations and a review of the Local Plan
 - Criteria for assessing proposals for new sites
- 10. Main modifications**
 - Suggestions from Council
 - Others?