

Agenda
Session 5 – 09.30 Thursday 17 May 2018
Matter 5
Specific Housing Needs and Generic Housing Policies

This matter considers housing mix, affordable housing, gypsy and traveller needs and generic housing policies (Chapter 7 of the LP).

Proposed Main Modifications MM/024, MM/025, MM/028 and MM/030 to MM/032 are relevant to this session.

Issues

1. Housing Mix (Policy HP2)

1.1. Does the requirement for developments to provide for a mix of housing in accordance with the most up-to-date Strategic Housing Market Assessment (SHMA) provide sufficient clarity?

Particular points to be explored include:

Do the contents of Tables in the 2014 SHMA (Figure 7.23) and Addendum 3 Report (Table 6.8) (or other sources) provide sufficient guidance in relation to Section 2 of Policy HP2?

Do the SHMA provide sufficient clarity in terms of the size and tenure requirements for affordable housing?

Is sufficient flexibility built into the policy to reflect the most up-to-date evidence and/or local circumstances?

Should Policy HP2 (or HP3) include provision for starter homes?

1.2 Is the requirement for developments to provide 20% of housing for older people and those with restricted mobility justified?

Particular points to be explored include:

Does Policy HP2 seek to introduce the optional housing standards for accessible dwellings (paragraph 1.29 of the Council's hearing statement refers)?

If so has the introduction of the optional standards and a 20% requirement been justified by reference to the type of evidence referred to in the Planning Practice Guidance (PPG)?

If the Council is relying on the 2014 SHMA to support the policy requirement is this evidence (5 years old) sufficiently up-to-date?

Is it clear how the 20% will be applied in relation to market and affordable housing (MM/024 refers)?

1.3 Does the wording of Policy HP2 allow for sufficient flexibility taking into account viability considerations and differing needs across the District?

Particular points to be explored include:

Is there a need for viability considerations to be included in the policy?

Should Policy HP2 be modified to reflect the wide disparities in viability across the District?

2. Affordable Housing (Policies HP3 and HP7)

2.1 Are the requirements for the levels of affordable housing within Policy HP3 justified?

2.2 Do the requirements of Policy HP3 relating to viability (Section 3) and financial contributions (Section 4) provide sufficient flexibility?

Particular points to be explored include:

Does Section 3 call into question the viability evidence supporting the LP?

Should the requirement to vary from the policy target be expressed as an exception rather than the norm?

Are the circumstances where a financial contribution will be acceptable clear?

Should there be a provision in the policy for renegotiation on permitted schemes should circumstances/viability change (the corollary would be that obligations should include a review mechanism to increase the provision if consented at below the policy target should viability improve)?

2.3 Should Policy HP7 be modified to allow a proportion of market housing (para 54 of the NPPF refers)?

2.4 Does Policy HP7 need to be more specific in terms of 'need' and 'locality'?

Particular points to be explored include:

The Council propose Main Modifications to address this point (MM/028 & MM/029).

3. Gypsies, Travellers and Travelling Showpeople (Policy HP8 and Site SA6)

3.1 Does the Gypsy and Traveller Accommodation Assessment (GTAA) robustly assess the need for residential and transit sites in the District?

3.2 Are the criteria within Policy HP8 consistent with Planning Policy for Traveller Sites (PPTS)?

Particular points to be explored include:

The Council propose a Main Modification to address the need for sites to be well planned and landscaped (MM/030).

3.3 Is the allocation SA6 justified?

3.4 What is the current position with the planning application for the SA6 site?

The Council advises that the application was due to be considered at the Planning

Committee on 2 May 2018.

4. Generic Housing Policies

4.1 Are the requirements of Policy HP9 (Green Infrastructure in new residential developments) deliverable and clear to the decision maker (the Council has indicated that it will be giving further consideration to the wording of the policy)?

The Council proposes Main Modifications to Policy HP9 and the supporting text (MM/031 & MM/032).

Main Evidence Base

ED003 - Local Plan and Site Allocations Viability Study

ED079 – GTAA

ED085-88 – Strategic Housing Market Assessments and Addenda

EL1.001b - Council response to Inspector's Preliminary questions

Schedule of Main Modifications

Participants

Wyre Council

Thornton Action Group 0072 Howard Phillips + Jenifer Phillips

Peter Tarrant 0064

Home Builders Federation 0297 EL2.007 Joanne Harding

Lichfields re Taylor Wimpey 0363 EL2.028e Brian O'Connor

Hollins Strategic Land 0358 EL2.032 Matthew Symons

Barton Willmore re Story Homes 0360 EL2.035e Vincent Ryan

Wyre Labour Group of Councillors 0051 Cllr Rob Fail + Cllr Terry Lees

Statements

Wyre Council

Home Builders Federation

Forton Parish Council

Lichfields

Hollins Strategic Land

Barton Willmore