

Examination of the Allerdale Local Plan (Part 2) Site Allocations

Inspector: David Troy BSc (Hons) MA MRTPI

Programme Officer: Kerry Trueman

Email: Kerry.trueman@allerdale.gov.uk

Mrs Julie Ward
Spatial Policy Manager
Allerdale Borough Council
Allerdale House
Workington
Cumbria
CA14 3YJ

27th August 2019

Dear Mrs Ward,

Examination of the Allerdale Local Plan (Part 2) Site Allocations

I write further to the consultation on the additional work produced in respect of Policies SA3 and SA5 (Affordable Housing and Housing Standards) in the Allerdale Local Plan (Part 2) Site Allocations Document (ALPP2) and the updates to the Habitats Regulations Assessment (HRA). I have now considered the additional information, and the representations received, and provide some further recommendations on these matters as follows.

Affordable Housing and Housing Standards

To reflect the evidence-base, it is necessary to modify Policy SA3 to set out a zonal approach to the provision of affordable housing. For effectiveness the zones should also be set out either in the Plan, and/or illustrated on the policies map. Similarly, to reflect the Council's further evidence, Main Modifications are required to Policy SA5 to set out that only 20% of the dwellings on developments of 10 or more dwellings should be designed and constructed to meet the M4 (2) standards. The addition of criteria (c) in the final paragraph of Policy SA5 to deal with step-free access is also necessary.

Habitats Regulations Assessment

To reflect the Council's evidence-base, Main Modifications are necessary to require a 'Project Level HRA' as an additional development consideration under the site specific allocation policies in the ALPP2, where relevant, to reflect the recommended actions in the HRA¹.

¹ Habitats Regulations Assessment of the Local Plan Site Allocations (September 2018) with Updates July 2019 Table 2, WYG (Ref ABC.19)

Consultation on the Main Modifications

I trust that these changes are self-explanatory and that you can accommodate them in the schedule of Main Modifications previously agreed. I would also be grateful if the Council could produce a timetable for finalising the Main Modifications and any additional Sustainability Appraisal and HRA required to support the consultation on the Main Modifications.

The Council should note that these comments do not represent my full findings, which will be set out in my final report taking into account any representations made on the Main Modifications. I will also consider whether these changes should be recommended for soundness after the public consultation exercise.

If you need any clarification, please contact me through the Programme Officer.

Yours Sincerely,

David Troy

Inspector