

Allerdale Local Plan (Part 2) Sites Allocations

Hearing Session – Day 2 (AM)

Wednesday 15 May 2019 at 10:00

Venue: Washington Central Hotel Workington CA14 3AY

Agenda

Please note:

- Participants are encouraged to familiarise themselves with the Hearing Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.
- Reference to questions refer to those posed by the Inspector in the Matters, Issues and Questions already circulated and on the Examination website, unless otherwise stated.
- Participants, including the Council, named in [square brackets] may be invited to open the item concerned, but this is optional.

1. Inspector's Introduction

2. Matter 3: Housing

Issue 3: Whether the proposed approach towards housing is justified, effective and consistent with national policy and the spatial strategy in the ALPP1?

Issue 3a: Housing – Overall Approach

Site Selection Process

Q17. Is the methodology for the assessment and selection of the sites for development set out in the Site Assessment Methodology (2014) (Ref SD9) and the Final Site Selection Topic Papers (Ref TP10/TP10a) soundly based? Have the sites for development been selected using an appropriate methodology? [Allerdale BC]

Q18. Has the site selection process been based on sound process of Sustainability Appraisal and the testing of reasonable alternatives? Are the reasons for selecting the preferred sites and rejecting others clear and justified? [Allerdale BC]

Housing Distribution

Q19. Is the distribution and location of sites principally in and around Workington, the Key Service Centres and Local Service Centres justified as the most appropriate strategy for the apportionment of the allocated housing across the Borough's settlements, taking into account the ALPP1

spatial strategy and national planning policy for sustainable development in rural areas, and when considered against reasonable alternative strategies? [Allerdale BC]

Housing Supply during the Plan Period

- Q20. Is the overall level of housing provided for in Policies SA6 and SA8-SA29 consistent with the housing requirement and strategy set out in Policy S3 of the ALPP1? [Allerdale BC]
- Q21. Is there a sufficient range and number of sites allocated in Policies SA6 and SA8-SA29 of the ALPP2 to deliver the housing requirements over the plan period? Do the allocations allow sufficient flexibility to meet the housing requirements in Policy S3 of the ALPP1? [Allerdale BC]
- Q22. Are the assumed densities and numbers of dwellings to be accommodated on each of the sites allocated in Policies SA6 and SA8-SA29 justified and effective? How has the development potential or yield for each site identified in Policies SA6 and SA8-SA29 been arrived at? What safeguards are there that the development potential of each allocation will be realised? [Home Builders Federation]
- Q23. Does the Housing Trajectory in Appendix 3 of the ALPP2 and the Housing Topic Paper Update dated January 2019 (Ref TP3A) accurately reflect the likely start dates, built out rates and completions of the allocated sites? On what basis have the likely start dates, built out rates and completions been assumed? [Home Builders Federation]
- Q24. Is it robustly demonstrated that the ALPP2 can deliver a 5 year housing supply throughout the Plan period? What evidence is there to show that those sites included in the 5 year housing supply are deliverable? Does Policy SA7 provide sufficient flexibility to boosting the housing land supply in the event that the Council cannot demonstrate a 5 year land supply? [Persimmon Homes]
- Q25. In overall terms would the Plan realistically deliver the number of houses required over the Plan Period? [Allerdale BC]

Additional Question:

- AQ1. Are any Main Modifications proposed in relation to Issue 3a? [Allerdale BC]

3. Close

Participants

Issue 3a:

Allerdale Borough Council

21 Brigham Parish Council (Dr Mark Greaves)

472 Home Builders Federation (Joanne Harding)

478 Story Homes (Paul Fenton)

497 Mr P. Tait (Peter Tait, Matthew Bell, Edwin Thompson)

507 Reiver Homes (Kayleigh Lancaster)

521 Persimmon Homes (Rachel Graham)