

Allerdale Local Plan (Part 2) Sites Allocations

Hearing Session – Day 4 (AM)

Tuesday 21 May 2019 at 10:00

Venue: Council Offices Allerdale House Workington CA14 3YJ

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 3f: Housing Standards (Policy SA5)

- Q59. Is the proposed requirement that all new homes are designed and constructed to meet optional Building Regulation requirements M4 (2) justified by the evidence base available and consistent with national policy including the guidance set out in the Planning Practice Guidance¹? [Home Builders Federation]
- Q60. Is the proposed requirement that 5% of the total units on all residential developments over 30 units should be designed and constructed to meet Building Regulation requirements M4 (3) justified by the evidence base available and viable? [Home Builders Federation]
- Q61. Is wording in Policy SA5 of the ALPP2 sufficiently flexible to ensure that this policy does not undermine the viability and delivery of residential development in the Borough? [Home Builders Federation]

¹ PPG: Housing: Optional Technical Standards Reference ID: 56-007-20150327

Additional Question:

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

Issue 3d: Affordable Housing (Policy SA3)

Q53. Does the Local Plan make appropriate provision for affordable housing?
[Home Builders Federation]

Q54. Is it sufficiently clear what forms 'an exceptional circumstance' to justify off site provision of affordable housing referred to in Policy SA3?
[Allerdale BC]

Q55. Is the requirement for an affordable housing provision of 20% in all housing developments of more than 10 dwellings or where the dwellings have a combined gross floor space of more than 1000 sqm justified by the evidence base available? [Home Builders Federation]

Q56. Is the requirement for an affordable housing provision of 40% in all housing developments in Cockermouth of more than 10 dwellings or where the dwellings have a combined gross floor space of more than 1000 sqm justified by the evidence base available? [Home Builders Federation]

Additional Question:

AQ2. Are any Main Modifications proposed in relation to Issue 3d? [Allerdale BC]

Issue 3e: Custom and Self-Build Housing (Policy SA4)

Q57. Does the Local Plan make appropriate provision for Custom and Self-Build housing? [Allerdale BC]

Q58. What evidence does the Council have which shows the level of interest in Custom and Self-Build housing? [Allerdale BC]

Additional Question:

AQ3. Are any Main Modifications proposed in relation to Issue 3e? [Allerdale BC]

3. Matter 4: Gypsies, Travellers and Travelling Showpeople

Issue 4: Whether the proposed approach towards Gypsies, Travellers and Travelling Showpeople (GTTS) is justified, effective and consistent with national policy and the ALPP1?

Q62. Does the Local Plan make appropriate provision for GTTS during the Plan Period? [Allerdale BC]

Q63. Policy SA31 proposes an allocation of a Gypsy and Traveller site at the Former caravan park at Oldside outside the settlement boundary to accommodate the identified needs for permanent and transit pitches for Gypsies and Travellers during the plan period? How does this allocation comply with Government Policy for traveller sites? [Allerdale BC]

Q64. Is the proposed site (Policy SA31) suitable and available as a Gypsy and Traveller site? In particular, how easily accessible is the site to health services, local education facilities and other community services? Are there any overriding problems with the allocation of the site or particular constraints? If so how are they to be addressed? [Allerdale BC]

Additional Question:

AQ4. Are any Main Modifications proposed in relation to Issue 4? [Allerdale BC]

4. Close

Participants

Issue 3d:

Allerdale Borough Council

472 Home Builders Federation (Joanne Harding)

Issue 3e:

Allerdale Borough Council

Issue 3f:

Allerdale Borough Council

472 Home Builders Federation (Joanne Harding)

478 Story Homes (Paul Fenton)

485 Cumbria County Council (Philip Megson and specialists)

507 Reiver Homes (Rachel Lightfoot, PFK Planning)

521 Persimmon Homes (Rachel Graham)

Issue 4:

Allerdale Borough Council