

[REDACTED]

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Dear [REDACTED]

The Council has set out how it has worked out its housing target in the Preferred Development Option Consultation Document – paragraphs 2.3 to 2.21 and paragraphs 4.5 to 4.19. More technical justification is provided in the Strategic Housing Market Assessment (SHMA) documents which are provided as supporting documents on our web site.

<https://www.warrington.gov.uk/localplanreview>

In summary, the purely demographic based need for Warrington equates to a housing need of 738 homes per annum, but the Government's National Planning Policy Framework (NPPF) requires the Council to plan for a level of housing to match forecast jobs growth. For Warrington this means our housing need increases to 955 homes per annum. This is our 'objectively assessed need' for housing and is the minimum level we can plan for under current Government guidance.

The Council has reviewed its own regeneration and growth plans as set out in the Warrington Means Business regeneration programme and in the Cheshire and Warrington Local Enterprise Partnership's (LEP) Strategic Economic Plan. The housing requirement to support the level of job growth proposed in these documents equates to 1,113 homes per annum. The Council is making the positive decision to plan for this level of growth and this provides the basis for the Local Plan Preferred Development Option.

The Government is currently consulting on a new methodology for calculating local housing need. Under the proposed methodology our Local Housing Need figure is calculated at 914 homes per annum. This is based on an annual average increase in projected households of 810 calculated over the period 2016 to 2026 and an affordability ratio which uplifts this projection by 12.9%, based on an assessment of median house prices in Warrington compared to median wages. This calculation for Warrington has been confirmed by the Government's Department for Communities and Local Government (DCLG).

The methodology implies that although the annual figure is calculated on household projections over a 10 year period, the annual figure should apply to the whole Plan period. The Local Housing Need figure should be kept under review as part of the overall requirement for the Local Plan to be reviewed every 5 years.

It should be noted that new methodology is supportive of councils uplifting their housing targets above the minimum figure if they have ambition to increase employment and jobs in their areas. We have provided more information on the new methodology as an additional 'Frequently Asked Question' on our web site.

Regards

Planning Policy & Programmes Team

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Sirs,

I have serious concerns over your proposals for the development plan, which I would like to see addressed before any agreements are made. The numbers of housing units proposed seems to be out of line with the population growth anticipated in the North West, and my understanding from you has been that the fundamental decisions are based on Government requirements, not on aspirations of the Council who might have political motives for increasing the population of the area at the expense of existing residents and the Green Belt.

I, and I believe many others would like to see the bare statistics brought into the public domain, the specific Government requirements for additional housing and industry, and the justification, if any, for increasing the development extent above these numbers. There is no appetite for constructing a new commuter city for Manchester and Liverpool based on South Warrington, and no valid non political reasons why Warrington should be increased in size above any minimum requirement.

I look forward to a formal reply to this e mail and publicity of the population and housing statistics on which the current plans are based, along with the specific Government guidelines

Yours faithfully

[REDACTED]

[REDACTED]

