

Matter 19 Residential Development Policies

Issue-Whether the approach towards residential development is justified, effective and consistent with national policy?

Relevant Policies: RD3; RD4; RD5; RD6;

Custom and Self-build housing (Policy RD6)

Q19.11 What is the evidence in relation to the need for custom build and self-build housing? How has this informed the requirements set out in Policy RD6?

The HBF would be keen to understand the evidence to support the need for custom and self-build housing in Halton, and how it has informed the requirements of Policy RD6. PPG¹ sets out how custom and self-build housing needs can be assessed. The SHELMA states that data on the availability of custom and self-build homes can be found on the Buildstore website, it states that as of August 2016 there were 317 people registered in Halton. However, it goes on to state that registration on this site is free and unrestricted and as such the data should be treated with caution and may over represent the true need.

Q19.12 What is the basis for the requirement of 5% of total plots on residential developments of more than 20 dwellings to provide serviced plots for custom/self-build housing? What is the basis for the threshold of 20 dwellings or more?

The HBF does not consider that the Council has appropriate evidence to support the requirement for 5% of the total plots on developments of more than 20 dwellings to provide service plots for custom or self-build housing. The HBF is concerned that as currently proposed this policy will not assist in boosting the supply of housing and may even limit the deliverability of some sites and homes. The HBF is also not clear whether there is even a demand from custom and self-builders to live on sites within a larger residential development scheme.

Q19.13 What is the potential for custom or self-build units on small to medium windfall sites?

The HBF considers this is a question for the Council to answer.

Q19.14 Is the approach to the disposal of self-build/custom build plots in the event that a plot does not sell effective, justified and consistent with national policy?

The HBF considers this is a question for the Council to answer.

Q19.15 In overall terms, is Policy RD6 justified, effective and consistent with national policy?

The HBF does not consider that the policy is justified due to the limited evidence to support the policy or its requirements.

¹ PPG ID: 67-003-20190722