



Murphy Group (RO: 1953)

SHLPEIP MATTER 7

Specific Housing Needs and Standards





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INTRODUCTION





1 INTRODUCTION

- 1.1.1. WSP¹ has prepared this Hearing Statement on behalf of Respondent ID RO 1953: Murphy Group². An introduction to Murphy Group and a plan showing its land holdings in St Helens and adjacent to St Helens were appended to Hearing Statements Matters 1-3.
- 1.1.2. The Regulation 19 representations are contained from page 222 onwards in SD00821. The representations sought to re-designate 1HS (owned by Murphy Group) as an additional housing allocation.

¹ Indigo Planning made representations at the Regulation 19 consultation on behalf of Murphy Group. Indigo Planning has since been acquired by and become part of WSP.

² Murphy Group is also known as J Murphy & Sons.



2

QUESTIONS



2 QUESTIONS

2.1 ISSUE 1: HOUSING MIX

2. Does the reference to the 'latest SHMA' in Policy LPC01 result in a positively prepared and effective policy?

2.1.1. The policy will become ineffective if a new (or revised) SHMA is published, as it will not be clear whether the development requires that new / revised SHMA to be taken into consideration.

3. Taking into account the findings of the SHMAs and the need to make effective use of land, is the 5% requirement for bungalows on larger greenfield sites in Section 3 of Policy LPC01 justified (see SHBC001 – PQ60)?

2.1.2. The response to PQ60 in SHBC001 seems legitimate.

4. Does Policy LPC01 make sufficient provision for the housing needs of older people?

2.1.3. No. The policy aims to “facilitate” the provision, without quantifying what provision should be aspired to or planned for. It will be difficult to effectively monitor the success or otherwise of this policy. The monitoring framework only refers to the delivery of bungalows (ie bullet point 3) rather than specifically the needs of older people.

5. Does Policy LPC01 make sufficient provision for the housing needs of those who wish to build their own homes?

2.1.4. SD025 predicts there will be a future increase in self-builders, which would be assessed in future SHMAs. This highlights the importance of the development plan policy referring to the most recent version of a SHMA at the time of the application (to avoid confusion with the latest SHMA prior to the plan being adopted).

2.1.5. Murphy Group is willing to engage with self-builders and would commit to making suitable provision for anyone wanting to self-build in Garswood.

2.1.6. *6. Should Policy LPC01 make reference to a need for detached houses based on the low number of such homes within the housing stock (paragraph 2.5.1 of the Plan refers)?*

2.1.7. If the LPA are likely to require detached homes within planning applications, they would be able to control this more if it was within development plan policy.

2.2 ISSUE 2: HOUSING STANDARDS/SUSTAINABLE DESIGN

10. Is the requirement within Policy LPC13 for strategic housing sites to provide at least 10% of their energy needs from renewable/low carbon sources justified and consistent with national policy?

2.2.1. PPG (Paragraph: 012 Reference ID: 6-012-20190315) confirms that “reasonable requirements” on this matter can be allowed for in development plans; this figure seems does not seem unreasonable. However, given the climate emergency this could and should be pushed further; Murphy Group includes companies specialising in, *inter alia*: utilities management and ownership; an independent



distribution network operator; engineering excellence in power and water; electrical engineering; building construction and engineering; house design and construction.



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