

Matter 3 – Affordable Housing

The matter considers whether the changes to Policies HP3 and HP4 and the reasoned justification relating to First Homes are consistent with national policy.

Policies to be covered by Matter 3: Policies HP3 and HP4

Main Evidence Base

SDPR01 – Publication draft Schedule of Revisions to the Wyre Local Plan (2011-2031)
[November 2021]

EDPR02 – Implementation of Policy LPR1 Background Paper – Appendix 5 [November 2021]

1) *Are Policies HP3 and HP4 (as amended) positively prepared and consistent with national policy?*

1. The HBF considers that the reference to First Homes and the requirements of the NPPF in relation to affordable homeownership are appropriate.

2) *Is there a need for further explanation within Policies HP3 and HP4 and/or the reasoned justification to indicate how the revised policies will be applied, taking into account the contents of PPG¹?*

2. The HBF considers it would be beneficial for the justification text to provide more details as to how the policy will be applied. The HBF considers that it would be useful for the justification to set out how the 10% affordable home ownership requirement will be met, for example in areas where the affordable housing proportion is 10% the HBF seeks assurances that the Council are satisfied that this will all be provided through affordable home ownership products. The HBF also considers that it would be beneficial for the Council to be specific in the justification text that the First Homes requirement as set out in the PPG is for 25% of the affordable housing to be First Homes, and for the Council to confirm that they will only be seeking the required minimum discount (30%) and that they will not be changing the price cap (£250,000), and that more detail can be found in the PPG.

¹ <https://www.gov.uk/guidance/first-homes>