

4248

Object

Document Element: Policy HC3: Affordable Housing

Respondent: McCarthy Stone

Agent: Miss Natasha Styles

Date received: 23/12/2022 via Web

Summary:

As older peoples' housing has been found to not be viable with a 30% affordable housing threshold the affordable housing requirement should be amended for such schemes to ensure the Plan is in accordance with national policy and its own evidence.

The Plan should clarify that older people's housing schemes should be exempt from providing first homes and starter homes.

The stage 1 viability study should be updated to ensure up to date values for older person's housing schemes are used to reflect the current market conditions. Thresholds should be reduced or a nil affordable housing requirement introduced where necessary.

Change suggested by respondent:

Recommendation:

In order for the plan to be justified, effective, consistent with national policy and deliverable the following should be undertaken by the council:

- The stage 1 viability study should be updated to ensure up to date assumptions including sales values and build costs reflect the current market conditions
- Policy HC3 Affordable Housing should then be updated to reflect the more recent evidence and provide exemptions for older person's housing typology or a different affordable housing threshold where up to date evidence suggest a reduced or nil affordable housing requirement.

Legally compliant: No

Sound: No

Comply with duty: Yes

Appear exam: Written Representation

Attachments: None