

CRAVEN SPATIAL PLANNING SUB-COMMITTEE

26th September 2022

Present – The Chairman (Councillor Staveley) and Councillors Brockbank, Myers, Rose and Shuttleworth.

Officers – Senior Spatial Planning Officer, Planning Consultant, Arc4 (virtual), Planning Officer (Planning Policy Team), Strategic Housing Manager, Senior Democratic Services Officer and Democratic Services and Scrutiny Officer.

Apologies for Absence and Substitutes - Apologies for absence were received from Councillors Pringle and Sutcliffe.

Confirmation of Minutes – That the minutes of the meeting held on 6th July 2022 were approved as a correct record and signed by the Chairman.

Declarations of Interests - None.

Start: 6.34pm

Finish: 7:58pm

Minutes for Report

CSP.204

Craven's Approach to the Implementation of First Homes

The Strategic Manager for Planning and Regeneration submitted a report, including a presentation, introducing the concept of First and asked Members to consider and agree the Council's approach for the implementation of First Homes.

First Homes were a new type of affordable housing offering eligible first-time buyers an opportunity to purchase their own home at a discounted price. First Homes were introduced by the Government in June 2021 and were now a requirement of national planning policy, supported by National Planning Policy Guidance (NPPG).

The Council would be able to set local requirements but they would need to demonstrate a need via local evidence including a local housing needs assessment.

Specialists consultants Arc4 had been asked to prepare some initial evidence on First Homes and this was appended to the Strategic Manager's report. The initial evidence suggested that a 50% discount on First Homes were unlikely to be affordable to eligible households generally but could be affordable to some. Arc4 recommended that further, more complete evidence was required to inform either an update to the adopted Craven Local Plan Policy H2 or to inform a new plan for North Yorkshire following local government reorganisation before any local requirements can be fully justified. The second recommendation was regarding the affordable housing tenure split, as an update to the one recommended in the current SHMA; social/affordable rent 60-65%; affordable home ownership 1-015%; and First Homes 25%.

The Written Material Statement on First Homes stated that local planning authorities should make clear how existing policies should be interpreted and First Homes in Craven, set out in Appendix to the report clearly sets out to developers, communities and decision makers, the Council's approach to implementing First Homes.

Members discussed the concept of First Homes including how 'captured value' would work and the recommendation that developers providing First Homes would need to top up their affordable

housing contributions in order to satisfy various requirements so that the same amount of value was captured as would be captured under Policy H2.

Resolved – (1) That, the national planning policy on First Homes contained in the First Homes Written Material Statement May 2021 (WMS) and the National Planning Policy Guidance on First Homes (PPG) are material planning considerations to be given significant weight in planning decisions is noted.

(2) That, the Initial First Homes Evidence attached at Appendix A to the report now submitted is accepted into the evidence base of the Craven Local Plan to be published on the Council's website.

(3) That, the First Homes in Craven document attached at Appendix B to the report now submitted is approved for publication on the Council's website to explain how First Homes in Craven will be implemented.

CSP.205

DATE OF NEXT MEETING

Date of next meeting – 12th December 2022.

Chairman.