

**Matter 8: Other policies for housing (Policies 6B and 6F, 8A-8E, Policy 18D and supporting text); Provision for Gypsies, Travellers and Travelling Showpeople (Policies 8F-G 18B, 19, 30.29, 33.17 and supporting text)**



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**DESIGN ENVIRONMENT PLANNING ECONOMICS HERITAGE**

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- 8.1 (i) Are the Plan’s policies for a) housing mix and density, b) affordable housing, c) rural housing needs, d) self-build and custom-build housing, and e) housing for older people and others with special housing requirements sound?**

**Policy 8A – Housing Mix & Density**

- 8.1.1 The policy is supported by Taylor Wimpey UK Ltd (TW) as ‘sound’ on the basis the information contained within Table 8.0.1 relating to mix provides an ‘indicative view.’

**Policy 8B - Affordable Housing**

- 8.1.2 The NPPF requires that “*where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership*” [NPPF Para 64].

- 8.1.3 Policy 8B seeks an affordable housing tenure mix of 65% rented and 35% affordable home ownership. This would deliver 8.75% of the homes for affordable home ownership, which is less than 10% as required with the NPPF.

- 8.1.4 The proposed tenure split does not appear to be aligned to the Council’s own evidence base contained within the Wyre Forest Housing Needs Study 2018 **[HOU01]**. This document, at page 54, instead identifies data to support a 60% rented/ 40% intermediate tenure split.

- 8.1.5 To ensure the Policy is consistent with the Council’s own evidence base, the indicative tenure split should be amended to provide an indicative 60% rented (including social rent) and 40% intermediate (including sub-market private rent and shared ownership) tenure split. This would also achieve the delivery of a minimum of 10% of homes to be available for affordable home ownership where 25% affordable housing provision is delivered as required by the NPPF.

**Policy 8D – Self-Build & Custom Build Housing**

- 8.1.6 TW would continue to question whether the Council’s own evidence base fully justifies a need for self/custom build properties to be considered on all sites over 10 dwellings. As set out in the Housing Topic Paper **[ED3 para 7.5]** there are only 28 households and 1 association who have registered an interest. This appears lower than the level of demand set out in the submitted Local Plan **[SD01 – para 8.23]** and previous data

has demonstrated that the majority of interests relate to the rural area and not within sites of over 50 dwellings within the urban area.

8.1.7 It is recognised that the Council is proposing a Main Modification [**SD12 - MA/8.11**]. This provides further flexibility which is supported by TW.

**(ii) Do they allow reasonable flexibility to respond to site-specific circumstances?**

8.1.8 TW consider that Policies 8A and 8B provide a reasonable level of flexibility to respond to site-specific circumstances. As submitted, Policy 8D does not provide a reasonable level of flexibility, however TW would support the proposed main modifications [**MA/8.11 & MA/8.13**].

**(iii) Should an affordable housing trajectory be included in the Plan to demonstrate how the target for provision is expected to be met over the Plan period?**

8.1.9 No comment.