

Committee: Cabinet

Date:

Title: First Homes Planning Advisory Note

Tuesday, 29 March 2022

Portfolio Holder: Portfolio Holder for Planning, Stansted Airport, Infrastructure Strategy and the Local Plan

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Key decision:
No

Summary

1. This paper provides local guidance relating to the government's requirement to include First Homes as an element of affordable housing.

Recommendations

2. Cabinet is recommended to endorse the guidance as a material consideration to inform decision making.

Financial Implications

3. None.

Background Papers

4. None

Impact

- 5.

Communication/Consultation	The First Homes policy has been introduced by government, and government will have carried out appropriate consultation.
Community Safety	N/a
Equalities	The government will have carried out an equalities impact assessment of their policy.
Health and Safety	N/a
Human Rights/Legal	The government will have looked at the legal and human rights aspects of their

Implications	policy
Sustainability	N/a
Ward-specific impacts	All
Workforce/Workplace	None.

Situation

6. On 24th May 2021, the Government published a Written Ministerial Statement¹ that set out plans for delivery of a new type of affordable home ownership product called First Homes. To support the future development of First Homes, the Government also set out changes to national planning policy.²
7. The policy changes come fully into effect from 28 March, and Uttlesford needs to have appropriate guidance to assist with decision making for planning applications.
8. Appended to this paper is draft guidance for the group to consider. Colleagues in the Housing Strategy Team have drafted this guidance in consultation with the Local Plans team and Development Management.

Risk Analysis

9.

Risk	Likelihood	Impact	Mitigating actions
That appropriate guidance is not in place to support decisions making on planning applications	1	3 – delays to decisions on planning applications and increased risk of appeal	This guidance is being brought before the group prior to the government's policy coming into full effect

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

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¹ <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>

² <https://www.gov.uk/guidance/first-homes>