

Wyre Forest District Local Plan (2016 – 2036) Examination

Date: 8th July 2021

At the request of the Inspector, this document is published for information.

Inspector's Question

The Written Ministerial Statement, "Affordable Homes Update" (May 2021) came into effect on 28 June 2021. As the Council will be aware, under the transitional arrangements the new policy does not apply to the current draft Plan.

Nonetheless, in accordance with the WMS I will need to consider whether a requirement for an early update of the Plan might be appropriate, to take account of the new policy requirements. It will be helpful to have the Council's response on this matter, for publication on the website in due course, and I will take this into account in deciding an appropriate way forward.

Council's Response

The Council would like a better understanding of the impact of First Homes for Wyre Forest residents before amending the plan to incorporate it as part of its policies in Chapter 8. This would include updating the evidence base around household income data and understanding the demand for First Homes, as opposed to other forms of low-cost home ownership models, through public consultation to better understand whether we should include alternative eligibility criteria including around household income and local connection or any other variations as part of the policy. The Council is committed to an early review, if the Black Country Local Plan evidences a duty to cooperate around meeting its identified housing need through provision in the Wyre Forest District area, and so considers that this would be an appropriate opportunity to review the inclusion of First Homes at the same time.