

Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

MF5 – Response to House Builders Federation Regarding the Implications of Starter Homes on the Borough’s Windfall Allowance and Implications on the Five Year Housing Land Supply.

- 1.1 On 19 March 2015 the Government amended the National Planning Practice Guide (PPG) in order to include a specific section supporting the provision of ‘starter homes’. In light of this new national guidance a question was raised, at the hearing session held on the 8 October 2015, by the Home Builders Federation (HBF) asking how the new starter home initiative on brownfield sites would impact on the council’s assumptions about windfall development and the five year housing land supply.
- 1.2 The HBF also referred to the register of people who had indicated an interest in starter homes, which they are required to maintain in accordance with the PPG - Paragraph: 006 Reference ID: 55-006-20150318. Currently, the total number of expressions of interest recorded stands at 275 for Basingstoke and Deane.
- 1.3 The most relevant section of the PPG on how starter homes impact on the council’s windfall allowance is considered to be as follows:

“Paragraph: 010 Reference ID: 55-010-20150318

How should local planning authorities deal with Starter Homes as part of their five year housing supply?

Local planning authorities should work with landowners and developers to secure a supply of Starter Homes exception sites suitable for housing for first time buyers. As such homes will come forward as windfall sites, local planning authorities should not make an allowance for them in their five-year housing land supply until such time as they have compelling evidence that they will consistently become available in the local area. Local planning authorities can count Starter Homes against their housing requirement.

Revision date: 18 03 2015”

- 1.4 The council recognises that the aforementioned register does provide an indication of the demand for starter homes, as suggested by the HBF, but this has no specific bearing on the borough’s land supply position. The council can confirm that it has not included any allowance for starter homes within its five year housing land supply. Furthermore, the windfall allowance which is included within the overall housing supply relates only to small sites (sites of 9 units or less) and is based on past delivery rates, as outlined in section 4.3 of the borough’s Strategic Housing Land Availability Assessment (PS/02/44). Starter homes have not been incorporated into the housing land supply projections and

accordingly there is no conflict with the PPG guidance in relation to starter homes.