

## Amended Wording for HS7: Affordable Housing

1. All residential developments of 10 or more dwellings or, on a site of 0.5 hectares or more in size, must deliver affordable housing as follows:
  - a. A minimum of 30% of the total number to be provided on sites in Tiers 1, 2 and 3 of the settlement hierarchy.
  - b. A minimum of 35% of the total number to be provided on sites in all other locations.
  - c. No affordable housing provision or contribution will be required for:
    - (i) Residential developments within Preston City Centre, as defined on the policies map (Map 3.2 – Preston City Centre).
    - (ii) Retirement living, sheltered housing, extra care housing, housing with care, residential care homes and nursing homes as defined in the Planning Practice Guidance.
  
2. Affordable housing should be delivered on-site. Offsite provision or a commuted payment will only be accepted in exceptional circumstances where it can be robustly justified that the site or location is unsustainable for affordable housing. If not provided on-site, alternative provision must be made off-site, or a financial contribution paid to the Council towards off-site provision.
  
3. Any off-site provision must result in the delivery of at least an equivalent number of new affordable homes or be of a broadly equivalent value whilst still contributing towards the creation of mixed and balanced communities.
  
4. Planning applications which include proposals for affordable housing must include details of the affordable housing mix to be provided in a statement of Affordable Housing Provision, informed by the most recent Strategic Housing Demand and Needs Assessment for each Council or equivalent.
  
5. The following tenure split must be provided unless it can be robustly demonstrated that an alternative split meets an independently assessed proven need, or it is demonstrated to the Council that the development would not otherwise be financially viable.

27.	Social Rent/ Affordable Rent Total	Affordable Home Ownership Including <del>First Homes</del>
28. Chorley	29. 71% Social Rent	29%
30. Preston	31. 76% (52% Social Rent/24% Affordable Rent) (priority is for Social Rent)	24%
32. South Ribble	33. 77% (45% social rent/32% Affordable Rent) (priority is for Social Rent)	23%

**Amended wording in the accompanying text for accuracy:**

56. A Housing Demand and Needs ~~and Demand~~ Assessment (HDNDA) was prepared for each of the Central Lancashire Authorities in 2024, which provide the Council's with up-to-date evidence on affordable housing need over the period 2023 to 2041. The assessments identify the level of affordable housing need in each authority area.

57. The Chorley HDNDA identifies an annual need for 162 affordable homes across the borough. The assessment recommends that the overall tenure split is 71% rented and 29% affordable home ownership ~~including First Homes~~. The preference for rented affordable homes is for social rent.

58. The Preston HDNDA identifies an annual need for 130 affordable homes across Preston. The assessment recommends that the overall tenure split is 76% rented and 24% affordable home ownership ~~including First Homes~~. The shift towards home ownership reflects ~~the impact of First Homes on overall tenure split and~~ a specific need for affordable home ownership products evidenced in the 2021 household survey.

59. The South Ribble Local Housing Need Assessment (LHNA)~~HND~~A identifies an annual need for 146 affordable homes across the borough. The assessment recommends that the overall tenure split across the borough is 77% rented and 23% affordable home ownership ~~including First Homes~~. The LHNA~~HND~~A recommends where possible social rented dwellings should be prioritised.