

Stanbury House, Spencers Wood

Construction of up to 63 New Homes

Affordable Housing Statement

1. The submitted Planning Statement sets out the Applicants proposals for affordable housing in Section 3 and 5 and in particular at paragraph 5.34 to 5.46. However as part of the validation process it has been requested that a separate 'Affordable Housing Statement' is provided. This is the purpose of this short note.
2. The application proposes 63 new homes of which **50% would be affordable homes** i.e. far above that required by Council Planning Policy and far in excess of what has been achieved on comparable sites in the area including the SDL's.
2. When considering this matter as part of the Phase 1, 57 dwelling proposal adjoining this application site where affordable homes has been provided at a policy compliant rate of 40%, the Inspector noted that the Council has relied upon its acute affordable housing need position to justify seeking affordable housing provision on sites of less than 10 new homes against national guidance. The Inspector also highlighted the SHMA need figure of for affordable housing of 441 dwellings per annum which had also been utilised in the emerging Local Plan Issues and Options consultation as well as the significant numbers of people registered on the Council's affordable housing waiting list. Completion figures for affordable homes in the borough demonstrated that provision has fallen consistently well short of this requirement.
4. As a result the Inspector concluded that:

"83.there is a clear mismatch between the SHMA figure and the number of affordable dwellings delivered in recent years. On the basis of the submitted evidence I conclude that there is a considerable and growing need for affordable housing within the Borough. In these circumstances I consider that the provision of affordable housing is a significant benefit of the proposal."
5. A review of available monitoring information suggests that in the period between April 2013 and March 2024 the Council has, on average, delivered 242 affordable homes each year. This is clearly significantly below the estimated 441 annual requirement.

6. Evidence presented at the recent Hayes Drive Public Inquiry (LPA ref 233038) arising from the Appellants Freedom of Information request confirmed that at 13 October 2022 there were some 1,225 households seeking an affordable home in Shinfield Parish. This highlights that in addition to the Borough wide need there is a significant unmet and growing demand for affordable housing in Shinfield parish.
7. The provision of an additional 31 affordable homes in addition to those being delivered on the 57 unit site where the benefit was noted as significant can only add further weight to this benefit.
8. The Applicant would expect that the final mix and tenure of the 31 affordable homes proposed would be determined at the reserved matters stage to respond to up to date need evidence at that time.