

Affordable Housing Proof of Evidence Appendices of James Stacey BA (Hons) Dip TP MRTPI

Land at Berrow Green Road, Martley

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Outline planning permission for up to 55 dwellings (with means of access to the site be considered at this stage and all other matters reserved)

Land at Berrow Green Road, Martley

Hayfield Homes

October 2024

PINS REF: APP/W1860/W/24/3348743

LPA REF: M/23/01711/OUT

OUR REF: 0616-01.RPT.M24

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Appendix JS1

Consequences of Failing to Meet Affordable Housing Needs



Consequences of Failing to Meet Affordable Housing Needs

Appendix JS1

Introduction

- 1.1 The National Housing Strategy¹ sets out that a thriving housing market that offers choice, flexibility and affordable housing is critical to our social and economic wellbeing.
- 1.2 A debate took place in the House of Commons on 24 October 2013 concerning the issue of planning and housing supply. Despite the debate taking place over a decade ago the issues remain, and the commentary is sadly still highly pertinent to the issues surrounding affordable housing in Malvern Hills District Council.
- 1.3 The former Planning Minister, Nick Boles, provided a comprehensive and robust response to the diverse concerns raised, emphasising the pressing need for more housing, and in particular affordable housing across the country. He opened by stating:

“I need not start by underlining the scale of the housing crisis faced by this country, the extent of the need for housing or the grief and hardship that the crisis is visiting on millions of our fellow citizens.”
- 1.4 When asked to clarify the word “*crisis*” by the Member for Tewkesbury, Nick Boles commented that in the past year the percentage of first-time buyers in England who were able to buy a home without their parents’ help had fallen to the lowest level ever, under one third. He also commented that the first-time buyer age had crept up and up and was now nudging 40 in many parts of the country. He stated that the crisis “*is intense within the south-east and the south, but there are also pockets in parts of Yorkshire*”.
- 1.5 In response to questions, Nick Boles reaffirmed that:

¹ Laying the Foundations: A Housing Strategy for England (November 2011)

“Housing need is intense. I accept that my hon. Friend the Member for Tewkesbury (Mr Robertson) does not share my view, but many hon. Members do, and there are a lot of statistics to prove it”.

- 1.6 He went on to say: *“It is not unreasonable, however, for the Government to tell an authority, which is representing the people and has a duty to serve them, “Work out what’s needed, and make plans to provide it”. That is what we do with schools. We do not tell local authorities, “You can provide as many school places as you feel like”; we say, “Provide as many school places as are needed”. We do not tell the NHS, “Provide as many GPs as you feel you can afford right now”; we say, “Work out how many GPs are needed.” The same is true of housing sites: we tell local authorities, “Work out how many houses will be needed in your area over the next 15 years, and then make plans to provide them.”*
- 1.7 Mr Boles’ full response highlighted the Government’s recognition of the depth of the housing crisis and continued commitment to addressing, in particular, affordable, housing needs. The final quote above also emphasised the importance of properly assessing and understanding the needs; and planning to provide for them.
- 1.8 Mr Boles indicates that there are *“a lot of statistics to prove it”*. My Proof of Evidence sets out an array of statistics, which I consider demonstrates that the crisis remains as prominent now as it did in 2013.

Consequences of Failing to Meet Affordable Housing Need

- 1.9 The below highlights some of the evidence gathered in recent years demonstrating the significant consequences of failing to meet affordable housing needs.
- 1.10 In August 2019 the Children’s Commissioner produced a report titled *“Bleak Houses: Tackling the Crisis of Family Homelessness in England”* to investigate the impact of homelessness and in particular the effect of this upon children.
- 1.11 The report identified that family homelessness in England today is primarily a result of structural factors, including the lack of affordable housing and recent welfare reforms².
- 1.12 It stated that the social housing sector has been in decline for many years and that between the early 1980s and early 2010s, the proportion of Britons living in social

² The Children’s Commissioner Report references a National Audit Office Report titled ‘Homelessness’ (2017) which concludes that government welfare reforms since 2011 have contributed towards homelessness, notably capping, and freezing Local Housing Allowance.

housing halved, because of losses to stock through the Right to Buy and a drop in the amount of social housing being built.

- 1.13 The research found that the decline in social housing has forced many households, including families, into the private rented sector. High rents are a major problem: between 2011 and 2017 rents in England grew 60% quicker than wages. It stated that *“Simply put, many families cannot afford their rent. It is telling that over half of homeless families in England are in work”*.
- 1.14 The report particularly focused on the effect on children. The report revealed that many families face the problem of poor temporary accommodation and have no choice but to move out of their local area, which can have a *“deeply disruptive impact on family life”*. This can include lack of support (from grandparents for example) and travel costs.
- 1.15 It found that a child’s education can suffer, even if they stay in the same school, because poor quality accommodation makes it difficult to do homework and that younger children’s educational development can also be delayed.
- 1.16 Temporary accommodation also presents serious risks to children’s health, wellbeing, and safety. This is particularly so for families in B&Bs where they are often forced to share facilities with adults engaged in crime, anti-social behaviour, or those with substance abuse issues.
- 1.17 Other effects include lack of space to play (particularly in cramped B&Bs where one family shares a room) and a lack of security and stability. The report found (page 12) that denying children their right to adequate housing has a *“significant impact on many aspects of their lives”*.
- 1.18 More recently, in May 2021, Shelter published its report *“Denied the Right to a Safe Home – Exposing the Housing Emergency”* which sets out in stark terms the impacts of the affordable housing crisis. The report affirms that affordability of housing is the main cause of homelessness (page 15) and that *“we will only end the housing emergency by building affordable, good quality social homes”* (page 10).
- 1.19 In surveying 13,000 people, the research found that one in seven had to cut down on essentials like food or heating to pay the rent or mortgage. In addition, over the last 50 years the average share of income young families spend on housing has trebled. The following statements on the impacts of being denied a suitable home are also made in the report:

“Priced out of owning a home and denied social housing, people are forced to take what they can afford – even if it’s damp, cramped, or away from jobs and support networks.” (Page 5)

“... people on low incomes have to make unacceptable sacrifices to keep a roof over their head. Their physical and mental health suffers because of the conditions. But because of high costs, discrimination, a lack of support, and fear of eviction if they complain to their landlord, they are left with no other option.” (Page 5)

The high cost of housing means the private-rented sector has doubled in size over the last 20 years. [...] Most private rentals are let on tenancies of 6 to 12 months, and renters can be evicted for no reason because of section 21. This creates a permanent state of stress and instability. (Page 6)

If you live in an overcrowded home, you’re more likely to get coronavirus. If you live in a home with damp and black mould on the walls, your health will suffer. (Page 9)

“14% of people say they’ve had to make unacceptable compromises to find a home they can afford, such as living far away from work or family support or having to put up with poor conditions or overcrowding” (Page 12)

“Spending 30% of your income on housing is usually the maximum amount regarded as affordable. Private renters spend the most, with the average household paying 38% of their income on rent, compared to social renters (31%) and owner-occupiers (19%).” (Page 14)

“19% of people say their experiences of finding and keeping a home makes them worry about the likelihood they will find a suitable home in the future.” (Page 15)

“Families in temporary accommodation can spend years waiting for a settled home, not knowing when it might come, where it might be, or how much it will cost. It’s unsettling, destabilising, and demoralising. It’s common to be moved from one accommodation to another at short notice. Meaning new schools, long commutes, and being removed from support networks. Parents in temporary accommodation report their children are ‘often unhappy or depressed’, anxious and distressed, struggle to sleep, wet the bed, or become clingy and withdrawn.” (Page 25)

“Landlords and letting agents frequently advertise properties as ‘No DSS’, meaning they won’t let to anyone claiming benefits. This practice

disproportionately hurts women, Black and Bangladeshi families, and disabled people.” (Page 29)

“The situation is dire. A lack of housing means landlords and letting agents can discriminate knowing there is excess demand for their housing.” (Page 30)

1.20 Shelter estimate that some 17.5 million people are denied the right to a safe home and face the effects of high housing costs, lack of security of tenure and discrimination in the housing market (Page 32).

1.21 The Report concludes (page 33) that for change to happen, *“we must demand better conditions, fight racism and discrimination, end unfair evictions, and reform housing benefit. But when it comes down to it, there’s only one way to end the housing emergency. **Build more social housing**”* (emphasis in original).

1.22 In April 2022 Shelter published a further report titled *“Unlocking Social Housing: How to fix the rules that are holding back building”*. The first paragraph of the Executive Summary is clear that:

“Our housing system is broken. Across the country, renters are stuck in damp, crumbling homes that are making them sick. Private renters are forced to spend more than 30% of their income on rent. As a result, nearly half have no savings. Desperate parents fighting to keep a roof over their heads are forced to choose between rent and food.”

1.23 The Executive Summary goes on to state that **“An affordable and secure home is a fundamental human need”** (emphasis in original) noting that one in three of us don’t have a safe place to call home and that finding a good-quality home at a fair price is impossible for so many people.

1.24 At page 6 the report considers the impacts of the Government plans to scrap developer contributions (Section 106 – s106) and replace it with a flat tax called the 'infrastructure levy'. It states that:

“This would mean that developers no longer build social housing on site, in return for planning permission, but instead pay a tax to the local council when they sell a home. The unintended consequence could add yet more barriers to social housebuilding and spell the end of mixed developments where social tenants live alongside private owners.” (My emphasis).

1.25 In considering the impact of the PRS the report highlights at page 7 that nearly half of private renters are now forced to rely on housing benefit to pay their rent – *“That’s*

taxpayer money subsidising private landlords providing insecure and often poor-quality homes.” The paragraph goes on to note that:

“The lack of social housing has not just pushed homeownership out of reach, it’s made it nearly impossible for working families to lead healthy lives and keep stable jobs. Poor housing can threaten the life chances and educational attainment of their kids. If we want to level up the country, we must start with home.”

- 1.26 Regarding the temporary accommodation (“TA”) the report notes on page 10 that number of households living in such accommodation has nearly doubled over the last decade and the cost to the taxpayer has gone through the roof. The page also notes that *“TA cost councils £1.45bn last year (2020/21). 80% of this money went to private letting agents, landlords or companies.”*
- 1.27 Page 11 goes on to highlight that *“Of the nearly 100,000 households living in TA, more than a quarter (26,110) of these households are accommodated outside the local authority area they previously lived in.”* This means that *“Families have been forced to endure successive lockdowns in cramped, unhygienic, and uncertain living conditions, away from jobs, family, and support networks.”*
- 1.28 The page goes on to conclude that *“As a result, the national housing benefit bill has grown. Tenants’ incomes and government money is flowing into the hands of private landlords, paying for poorer quality and less security. **There are now more private renters claiming housing benefit than ever before.**”* (emphasis in original).
- 1.29 Page 9 is also clear that *“Since 2011, freezes to Local Housing Allowance (housing benefit for private renters) and blunt policies like the benefit cap have been employed to limit the amount of support individuals and families can receive. As a result, many thousands of renters’ housing benefit simply doesn’t meet the cost of paying the rent.”*
- 1.30 In considering the consequences of this page 12 notes that *“With fast growing rents, mounting food and energy bills, and a dire shortage of genuinely affordable social housing, these policies have failed to curb the rising benefits bill. Instead, they have tipped people into poverty, destitution and homelessness.”*
- 1.31 Finally, page 21 is clear that:

“For the over 1 million households on housing waitlists across England, who in the current system may never live with the security, safety, and stability that a good quality social home can provide, reforms cannot come any faster. Access to good housing affects every aspect of one’s life and outcomes like health, education, and

social mobility. More to the point, the outcomes and holistic wellbeing of an individual or an entire household is not only meaningful for their trajectory, but also contributes to the threads of society by helping people contribute to their communities.

The evidence is clear, the financial requirements to own one's home are out of reach for many. And many will spend years stuck in a private rented sector that's not fit for purpose. The answer is clear: build many more, good quality social homes for the communities that so desperately need them." (My emphasis).

- 1.32 The consequences of failing to provide enough affordable homes were also recognised by the Inspector in a recent decision in Mole Valley where I provided affordable housing evidence. Inspector McGlone (**CD5.12, p.16, [88]**) was clear at paragraph 88 of his decision that:

"The consequences of not providing enough affordable homes affect people. Being able to access good housing has a bearing upon everyday life and there are socio-economic effects such as financial security and stability, physical and mental health, decreased social mobility and adverse effects on children's education and development. In Mole Valley the number of people on the housing register has risen, there are increasing affordability ratios and people are paying significantly over 30% of their income on rent."

- 1.33 It is also pertinent to highlight that Malvern Hills themselves recognise the consequences of failing to meet affordable housing needs.
- 1.34 The Malvern Hills District Five Year Plan 2024 to 2029 acknowledges at paragraph 6 that maximising the delivery of affordable housing is a key priority to prevent homelessness.
- 1.35 Within the introduction of the Worcestershire Homelessness and Rough Sleeping Strategy 2022 to 2025, on page 5, it is acknowledged that: *"in looking forward, the LHAs continue to see a high demand for social and affordable housing that outstrips supply and we anticipate the cost of living crisis will exacerbate an already challenging private sector market making access to private rented housing more difficult"*.
- 1.36 This is further emphasised on page 7: *"affordable and supported housing supply in Worcestershire is an on-going problem locally, as it is nationally. Demand far outstrips the supply"*. (My emphasis).

1.37 Page 7 continues to outline the Council’s intentions in this regard: *“we want to increase the supply of, and access to, affordable and supported housing, so that people can recover successfully from homelessness”*.

1.38 Page 9 sets out challenges resulting from a decline in social housing supply, and issues of housing affordability:

“Across the county there is very high demand for social housing with nearly 12,000 households on the LHA housing registers. High unemployment levels and economic growth bring major opportunities for Worcestershire but also present significant challenges, including high housing costs and a shortage of accommodation which is affordable to local people especially those with low incomes.”

1.39 The challenge posed to affordable housing supply by the Right to Buy scheme is acknowledged also on page 9: *“Part of the issue is the overall decline of social housing numbers as a consequence of the Right to Buy and Right to Acquire, for example in 2018/19 113 homes were sold across the county”*.

1.40 Page 17 emphasises the difficulties the county has faced in delivering permanent housing, in particular affordable housing: *“There is a shortage in the supply of housing, particularly in the provision of affordable housing with an annual requirement of all housing tenures of approximately 2279 per annum across the county”*.

1.41 Increasing the number of affordable dwellings is a key action for the strategy to reduce homelessness, outlined on page 21.

The Cost of Living Crisis

1.42 On 8 March 2024, the House of Commons published its ‘Rising Cost of living in the UK’ briefing report³ which highlights that the annual rate of inflation reached 11.1% in October 2022, a 41-year high, affecting the affordability of goods and services for households.

1.43 The briefing report details at Section 5.1 that *“47% of adults in Great Britain reported an increase in their cost of living in February 2024 compared to a month ago.”* Moreover, Section 5.1 further specifies that *“64% of those who reported a rise in the cost of living between 14 and 25 February 2024 said they are spending less on non-essentials as a result, while 45% reported using less energy at home and 40% report*

³ Source: <https://commonslibrary.parliament.uk/research-briefings/cbp-9428/>

cutting back on essentials like food shopping. 3% were being supported by a charity, including food banks.”

- 1.44 Additionally, page 45 of the House of Commons report recognises that renting in the private sector is becoming more unaffordable to people receiving benefits.
- 1.45 Shelter published a briefing report in September 2022 titled ‘Briefing: Cost of Living Crisis and the Housing Emergency’ which further explains the private rented sector problem on page one:

“LHA which determines the amount of housing benefit private renters receive has been frozen since March 2020 while private rents have risen 5% in England – and even more in some parts of the country. The freeze has left low-income private renters in an incredibly precarious position. 54% of private renters claiming housing benefit have a shortfall to their rent.” (My emphasis).

- 1.46 The Shelter briefing sets out that low-income households (including those at risk of homelessness) have no choice but to turn to the private rented sector due to a severe shortage of affordable housing, and concludes on page two that *“the only sustainable solution is to address the causes of the housing emergency by investing in truly affordable social homes”*.

The Cost of Temporary Accommodation

- 1.47 In my opinion the cost of temporary accommodation is an important material consideration in the determination of this appeal.
- 1.48 BBC News reported on 13 October 2023 that English Councils spent more than £1.7bn on temporary accommodation for homeless people in the 2022/23 financial year. In my opinion this is a significant cost arising primarily as a consequence of a lack of affordable housing to adequately house people in need.
- 1.49 The article highlighted that the figure, published by the Ministry of Housing, Communities and Local Government (“MHCLG”), has increased by around 9% from the previous year. B&B accommodation alone in 2022/23 accounted for almost £500m in gross costs, increasing by a third on the previous year.
- 1.50 Shelter's chief executive Polly Neate was quoted in the article, stating that the amount spent on temporary accommodation was not only *“outrageous, but it's also illogical”*. She went on to say that:

"We simply can't keep throwing money at grim B&Bs and hostels instead of focusing on helping families into a home. [...]"

This decision combined with the decades of failure to build enough social homes has meant that families can't find anywhere affordable to live and as a result are forced into homelessness in cramped and unsuitable temporary accommodation, often miles away from their children's schools and support networks." (Emphasis added)

- 1.51 Inside Housing reported in October 2023 that homelessness in England is continuing to increase, with figures published in July 2023 showing the number of people in temporary accommodation was at a record high and that the number of children in this situation is also at the highest level since records began in 2004.
- 1.52 On the 5 March 2024 MHCLG published data on the age of children under ten in temporary accommodation. The study found that there were 86,945 children under the age of ten living in temporary accommodation at the 30 June 2023, with 19,430 of these children less than 12 months old.
- 1.53 The Inside Housing article also highlighted that the growing cost of temporary accommodation is putting local authorities' budgets under strain. It noted that that Hastings Borough Council recently faced bankruptcy, partly due to its large expenditure on temporary accommodation, which had risen to £5.6m per year, compared with £730,000 in 2019.
- 1.54 The report added that London councils are expected to overspend on temporary accommodation by £90m this year.
- 1.55 In December 2023, ITV News reported that almost one in five council leaders in England expect to issue Section 114 notices⁴ in 2024.
- 1.56 On the 23 January 2024, ITV News reported that the increasing cost of housing homeless people in temporary accommodation is putting local authorities on the brink of financial ruin.
- 1.57 The ITV News article added that according to homelessness charity Crisis, some 298,430 households approached their local council for homelessness support in the past year. Jasmine Basran, head of policy and campaigns at Crisis, said:

⁴ A section 114 notice means the council cannot make new spending commitments and must meet within 21 days to discuss what to do next.

"Crippling financial pressures from rising living costs, unaffordable rents and a severe lack of social homes is forcing more and more people into homelessness."
(Emphasis added)

1.58 The ITV News article continued, adding that Eastbourne Borough Council ("EBC") is currently spending 49p of every £1 on temporary accommodation for homeless people. Stephen Holt, the leader of EBC said ministers must "recognise the gravity of this situation" and work out how to resolve it "before it is too late", adding that:

"Simply put, without government intervention to tackle the tremendous cost of temporary accommodation and homelessness, the next step for many councils of all stripes is emergency budgets and section 114 notices."

1.59 A further article from Inside Housing on 24 January 2024 reported that the surge in spending on temporary accommodation could spell the "end of local government".

1.60 The article highlighted that Councillors from across the political spectrum had expressed serious concerns over temporary accommodation spending at an emergency meeting in Westminster on 23 January 2024 where more than 50 local leaders met to discuss the "national crisis" caused by the cost of temporary accommodation.

1.61 I agree that the cost of housing people in affordable housing is spiralling out of control. I also agree with Polly Neate that, "*We simply can't keep throwing money at grim B&Bs and hostels instead of focusing on helping families into a home.*"

Summary and Conclusions

1.62 Evidently, the consequences of failing to meet affordable housing needs in any local authority are significant. Some of the main consequences of households being denied a suitable affordable home have been identified as follows:

- A lack of financial security and stability;
- Poor impacts on physical and mental health;
- Decreased social mobility;
- Negative impacts on children's education and development;
- Reduced safety with households forced to share facilities with those engaged in crime, anti-social behaviour or those with substance abuse issues;
- Being housed outside social support networks;

- Having to prioritise paying an unaffordable rent or mortgage over basic human needs such as food (heating or eating); and
- An increasing national housing benefit bill.

1.63 These harsh consequences fall upon real households, and unequivocally highlight the importance of meeting affordable housing needs. These are real people in real need. An affordable and secure home is a fundamental human need, yet households on lower incomes are being forced to make unacceptable sacrifices for their housing.

1.64 I am strongly of the opinion that a step change in the delivery of affordable housing is needed now.

1.65 The acute level of affordable housing need in Malvern Hills coupled with worsening affordability, will detrimentally affect the ability of people to lead the best lives they can. The National Housing Strategy requires urgent action to build new homes, acknowledging the significant social consequences of failure to do so.

Appendix JS2

Freedom of Information Response (February 2024 and August 2024)



Nathan Price

From: Samantha Dawson <Samantha.Dawson2@malvern hills.gov.uk>
Sent: 16 February 2024 13:00
To: Nathan Price
Subject: Freedom of Information Request - Housing Data ref: MHDC/24/00109/FOI
Attachments: MHDC Net completions 2000 to 2023 MHDC.24.00109.FOI and MHDC.24.00110.FOI and MHDC.24.00111.FOI .xlsx

Dear Nathan Price,

Thank you for your recent Freedom of Information Act 2000 (FOI) request to Malvern Hills District Council.

Please find attached and below the information that you have requested.

I trust this answer's your enquiry.

If you have any concerns about the way your request has been dealt with, please contact Meesha Patel, Director of Legal and Governance at Malvern Hills District Council to request an internal review in the first instance (meesha.patel@malvern hills.gov.uk)

If following the review you remain unhappy with the way in which your request has been dealt with you have the right to refer the matter to the Information Commissioner. The Information Commissioner can be contacted at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Phone: 0303 123 1113 Website: www.ico.gov.uk

Regards,

Samantha Dawson
Legal Officer

Malvern Hills District Council and Wychavon District Council
The Council House
Avenue Road
Malvern
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Working Days: Tuesday to Friday
Email: Samantha.Dawson2@malvern hills.gov.uk

From: Nathan Price <nathan.price@tetlow-king.co.uk>
Sent: Thursday, February 8, 2024 11:40 AM
To: FOI Malvern - MHDC <FOI@malvern hills.gov.uk>
Cc: Jamie Roberts <Jamie.Roberts@tetlow-king.co.uk>; Conor Layton <conor.layton@tetlow-king.co.uk>
Subject: Freedom of Information Request - Housing Data

You don't often get email from nathan.price@tetlow-king.co.uk. [Learn why this is important](#)

WARNING: This email came from outside of the South Worcestershire councils IT network - only open links and attachments you're expecting.

Dear Sir/Madam,

I hope this email finds you well. I write to you to make a request under the Freedom of Information Act 2000 in respect of housing matters in the Malvern Hills District Council Region.

Please see below the FOI request. Please let me know if you have any queries or require any clarification; I look forward to hearing from you within the relevant timescales.

Confirmation of receipt would be greatly appreciated.

Freedom of Information Request Below

Can you please provide the following data in line with the provisions of the Freedom of Information Act.

Questions 1 to 7 of this request relate to data held by the Housing Department.

Questions 8 to 9 of this request relate to data held by the Planning Department.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023.

We can only provide real time figures so this is as of the 09/02/2024 – 1451

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:

This is as of the 09/02/2024

- a. 1-bed affordable dwelling; **14 months**
- b. 2-bed affordable dwelling; **1 year 9 months**
- c. 3-bed affordable dwelling; and **2 years 1 month**
- d. A 4+ bed affordable dwelling. **2 years 7 months**

3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:

We are unable to provide a snap shot of the day of the 31st March as this is not possible.

- a. 1-bed affordable dwelling;
- b. 2-bed affordable dwelling;
- c. 3-bed affordable dwelling; and
- d. A 4+ bed affordable dwelling.

4. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including: **None**

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

Temporary Accommodation

5. The number of households on the Housing Register housed in temporary accommodation within and outside the Malvern Hills District Council region on the following dates:

| Households in Temporary Accommodation | 31 March 2022 | 31 March 2023 |
|--|---------------|---------------|
| Households Housed within Malvern Hills District Council | 0 | 3 |
| Households Housed outside Malvern Hills District Council | 13 | 11 |
| Total Households | 13 | 14 |

6. The amount of money spent on temporary accommodation per household within the Malvern Hills District Council region over the following periods:
 - 1 April 2022 to 31 March 2023. **£543.31 per household, unable to split by in or out of area**
7. The amount of money spent on temporary accommodation per household outside the Malvern Hills District Council region over the following periods:
 - 1 April 2022 to 31 March 2023. **As above**

Housing Completions

Please see the attached spreadsheet.

8. The number of **NET** housing completions in the Malvern Hills District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.
9. The number of **NET** affordable housing completions in the Malvern Hills District Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.

Glossary of Terms

| | |
|----------------------------|--|
| Housing Register | The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home. |
| Affordable Property | Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: <ol style="list-style-type: none"> a) Affordable housing for rent b) Starter Homes c) Discounted market sales housing; and d) Other affordable routes to home ownership.^[1] |
| Housing Completion | A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures. |
| Net | Net refers to total (gross) figures minus any deductions (for example, through demolitions). |
| Monitoring Period | From 1 April in any given calendar year through until 31 March in the following calendar year. |
| Prevention Duty | The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance. |
| Relief Duty | The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance. |
| Parish | The smallest unit of local government. |
| Ward | A division of a city or town, for representative, electoral, or administrative purposes. |

^[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

Kind regards,

Nathan Price BA (Hons) MSc
Assistant Planner
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Please also note that the author of this email is not authorised to conclude any contract on behalf of Malvern Hills District Council by email unless accompanied by an official order form.

Thank you.

[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

Nathan Price

From: FOI Malvern - MHDC <foi@malvernhillsgov.uk>
Sent: 08 August 2024 15:05
To: Nathan Price
Cc: Leonie Stoate
Subject: Freedom of Information Request - Housing Data ref: MHDC/24/00406/FOI

Dear Nathan Price,

Thank you for email about your recent Freedom of Information Act 2000 (FOI) request to Malvern Hills District Council.

Please find below the information that you have requested.

1. *The total number of households on the Council's Housing Register at 31 March 2024.*

We are unable to provide the information on a specific date, but as of today there are 1026 on the waiting list.

I trust this answer's your enquiry.

If you have any concerns about the way your request has been dealt with, please contact Meesha Patel, Director of Legal and Governance at Malvern Hills District Council to request an internal review in the first instance (meesha.patel@malvernhillsgov.uk)

If following the review you remain unhappy with the way in which your request has been dealt with you have the right to refer the matter to the Information Commissioner. The Information Commissioner can be contacted at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Phone: 0303 123 1113 Website: www.ico.gov.uk

Regards,

Samantha Dawson
Legal Officer

Malvern Hills District Council and Wychavon District Council
The Council House
Avenue Road
Malvern
WR14 3AF

Working Days: Tuesday to Friday
Email: Samantha.Dawson2@malvernhillsgov.uk

From: Nathan Price <nathan.price@tetlow-king.co.uk>
Sent: Wednesday, August 7, 2024 3:40 PM
To: FOI Malvern - MHDC <foi@malvernhillsgov.uk>
Cc: Leonie Stoate <Leonie.Stoate@tetlow-king.co.uk>
Subject: RE: Freedom of Information Request - Housing Data ref: MHDC/24/00406/FOI

WARNING: This email came from outside of the South Worcestershire councils IT network - only open links and attachments you're expecting.

Good afternoon Samantha,

Many thanks for your response – always appreciated.

Could I just check the response hasn't missed off Q1? As I cannot see a clear response to it.

Kind regards,

Nathan Price BA (Hons) MSc
Assistant Planner
TETLOW KING PLANNING



E: nathan.price@tetlow-king.co.uk **T:** 0117 9561916 **M:** 07780 481839 **W:** tetlow-king.co.uk

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From: FOI Malvern - MHDC <foi@malvern hills.gov.uk>
Sent: Tuesday, August 6, 2024 12:38 PM
To: Nathan Price <nathan.price@tetlow-king.co.uk>
Subject: Freedom of Information Request - Housing Data ref: MHDC/24/00406/FOI

Dear Nathan Price

Thank you for your recent Freedom of Information Act 2000 (FOI) request to Malvern Hills District Council.

Please find below and attached the information that you have requested.

I trust this answer's your enquiry.

If you have any concerns about the way your request has been dealt with, please contact Meesha Patel, Director of Legal and Governance at Malvern Hills District Council to request an internal review in the first instance (meesha.patel@malvern hills.gov.uk)

If following the review you remain unhappy with the way in which your request has been dealt with you have the right to refer the matter to the Information Commissioner. The Information Commissioner can be contacted at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Phone: 0303 123 1113 Website: www.ico.gov.uk

Regards,

Samantha Dawson
Legal Officer

Malvern Hills District Council and Wychavon District Council
The Council House
Avenue Road
Malvern
WR14 3AF

Working Days: Tuesday to Friday
Email: Samantha.Dawson2@malvern hills.gov.uk

From: Nathan Price <nathan.price@tetlow-king.co.uk>
Sent: Tuesday, July 16, 2024 4:37 PM
To: FOI Malvern - MHDC <foi@malvern hills.gov.uk>
Cc: Leonie Stoate <Leonie.Stoate@tetlow-king.co.uk>; Samantha Dawson

Some people who received this message don't often get email from nathan.price@tetlow-king.co.uk. [Learn why this is important](#)

WARNING: This email came from outside of the South Worcestershire councils IT network - only open links and attachments you're expecting.

Dear Sir/Madam,

I hope this email finds you well. I write to you to make a request under the Freedom of Information Act 2000 in respect of housing matters in Martley Ward, as well as the Malvern Hills District Council area.

Please see below the FOI request. Please let me know if you have any queries or require any clarification; I look forward to hearing from you within the relevant timescales.

Confirmation of receipt would be greatly appreciated.

Questions 1 to 7 of this request relate to data held by the Housing Department.
Questions 8 to 11 of this request relate to data held by the Planning Department.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2024.
2. The average waiting times at 31 March 2024 for the following types of affordable property across the Authority: **This is not a snap shot of the day of the 31st March as this is not possible as it has to be a date range, so we have done the financial year. We have assumed that you mean a socially rented property when you say affordable housing.**
 - a. 1-bed affordable dwelling; **16 months**
 - b. 2-bed affordable dwelling; **14 months**
 - c. 3-bed affordable dwelling; and **22 months**
 - d. A 4+ bed affordable dwelling. **30 months**
3. The total number of households on the Council's Housing Register at 31 March 2024 specifying the following locations as their preferred choice of location:

| Location | Household Preferences (31 March 2024) |
|--------------|--|
| Martley Ward | 285 |

4. The number of properties advertised, and the average number of bids per property over the 2023/24 monitoring period for the following types of affordable property in the locations listed below:

| Type of affordable property | Martley Ward | |
|-----------------------------|---------------------------------|---------------------------|
| | Number of properties advertised | Average Bids per Property |
| 1-bed affordable dwelling | 1 | 49 |
| 2-bed affordable dwelling | 1 | 41 |
| 3-bed affordable dwelling | 2 | 91 |
| 4+ bed affordable dwelling | 0 | 0 |

Social Housing Stock

5. The total number of social housing dwelling stock at 31 March 2024 in the following locations:
As stated before, we do not hold this information as we no longer own any Housing Stock.

| Location | Total Social Housing Stock (31 March 2024) |
|--------------|---|
| Martley Ward | |

Social Housing Lettings

6. The number of social housing lettings in the period between 1 April 2023 and 31 March 2024 in the following locations:

| Location | Social Housing Lettings |
|--------------|----------------------------------|
| | 1 April 2023 to 31 March 2024 |
| Martley Ward | 4 |

Temporary Accommodation

7. The number of households on the Housing Register housed in temporary accommodation within and outside the Malvern Hills District Council region on the following dates:

| Households in Temporary Accommodation | 31 March 2024 |
|--|---------------|
| Households Housed within Malvern Hills District Council | 2 |
| Households Housed outside Malvern Hills District Council | 13 |
| Total Households | 15 |

Housing Completions

See attached spreadsheet with the information for q 8 to 11.

8. The number of NET housing completions in the Malvern Hills District Council region in 2023/24.
9. The number of NET affordable housing completions in the Malvern Hills District Council region in 2023/24.
10. The number of NET housing completions in Martley Ward between 2001/02 and 2023/24
11. The number of NET affordable housing completions in Martley Ward between 2001/02 and 2023/24

Glossary of Terms

| | |
|-------------------------|--|
| Housing Register | The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home. |
|-------------------------|--|

| | |
|----------------------------|--|
| Affordable Property | Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: a) Affordable housing for rent b) Starter Homes c) Discounted market sales housing; and d) Other affordable routes to home ownership. ^[1] |
| Housing Completion | A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures. |
| Net | Net refers to total (gross) figures minus any deductions (for example, through demolitions). |
| Monitoring Period | From 1 April in any given calendar year through until 31 March in the following calendar year. |
| Prevention Duty | The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance. |
| Relief Duty | The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance. |
| Parish | The smallest unit of local government. |
| Ward | A division of a city or town, for representative, electoral, or administrative purposes. |

^[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

Nathan Price BA (Hons) MSc
Assistant Planner
TETLOW KING PLANNING



Unit 2, Eclipse Office Park, High Street, Staple Hill, Bristol, BS16 5EL

E: nathan.price@tetlow-king.co.uk

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Please also note that the author of this email is not authorised to conclude any contract on behalf of Malvern Hills District Council by email unless accompanied by an official order form.

Thank you.

This email is confidential. If you are not the intended recipient or the person responsible for delivering it to the addressee, then you must not copy it, forward it, use it for any purpose or disclose it to another person. To do so is prohibited and may be unlawful. If you receive this email by mistake, please advise the sender immediately by using the reply facility in your email software and delete all copies from your system.

Please also note that the author of this email is not authorised to conclude any contract on behalf of Malvern Hills District Council by email unless accompanied by an official order form.

Thank you.

[1] As defined by Annex 2 of the National Planning Policy Framework (2023) which can be viewed [here](#).

Appendix JS3

Relevant extracts from the Planning Practice Guidance



Extracts from Planning Practice Guidance

Appendix JS3

*as of 25/10/2024

| Section | Paragraph | Commentary |
|---------------------------------------|--------------------------------------|---|
| Housing and Economic Needs Assessment | 006 Reference ID: 2a-006-20190220 | <p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> • <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i> • <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i> <p><i>“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.”</i></p> |
| Housing and Economic Needs Assessment | 018 Reference ID 2a-01820190220 | <p>Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i>.</p> |
| Housing and Economic Needs Assessment | 019 Reference ID 2a-01920190220 | <p>States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i></p> |
| Housing and Economic Needs Assessment | 020 Reference ID 2a-02020190220 | <p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> • <i>the number of homeless households;</i> |

| | | |
|---------------------------------------|--------------------------------------|--|
| | | <ul style="list-style-type: none"> • <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration.”</i> |
| Housing and Economic Needs Assessment | 024 Reference ID 2a-02420190220 | <p>The paragraph states that “<i>the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period</i>”.</p> <p>It also details that:</p> <p><i>“An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.”</i></p> |
| Housing Supply and Delivery | 031 Reference ID: 68-031-20190722 | <p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states:</p> <p><i>“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)...”</i></p> |

Appendix JS4

Summary of Corporate Documents



Malvern Hills District Council Corporate Documents

Appendix JS4

Malvern Hills 'Our Five-Year Plan 2024 to 2029' (CD3.12)

- 4.1 The Malvern Hills Five-Year Plan Document sets out the Council's primary visions for the District, with a focus on residents health and wellbeing, economy and environment.
- 4.2 The third vision under the 'health and wellbeing' heading is to: *"prevent homelessness and rough sleeping or ensure it is rare, brief and non-recurring"*, with the of the aims to achieve this being to:
6. *work with housing partners to maximise delivery of affordable housing, to meet local needs.*
 7. *Reduce our use of B&B accommodation by increasing the provision of suitable temporary accommodation in the district, by March 2027."*

Worcestershire Homelessness and Rough Sleeping Strategy 2022 to 2025 (CD3.13)

- 4.3 The Worcestershire Homelessness and Rough Sleeping Strategy 2022 to 2025 ("the Strategy") echoes the vision of the Five-Year Plan, with its vision being:
- "to end homelessness and rough sleeping and where it has not been possible to prevent it from occurring, that it is rare, brief and non-recurring"*
- 4.4 Within the foreword on Page 3 by Kevin Dicks, Chair of the Worcestershire Housing Board, acknowledges that: *"anyone can be affected by homelessness and the effects for families and individuals can be devastating and can impact on health and wellbeing, employment, education and crime"*.
- 4.5 On page 5, the Strategy looks at the current rate of affordable housing supply across Worcestershire, stating:
- "In looking forward, the LHAs continue to see a high demand for social and affordable housing that outstrips supply and we anticipate the cost of living crisis will exacerbate an already challenging private sector market making access to private rented housing more difficult."*

4.6 Within the 'recovery' section on Page 7, the Strategy states:

"Affordable and supported housing supply in Worcestershire is an on-going problem locally, as it is nationally. Demand far outstrips the supply."

4.7 It goes on to make clear that: *"we want to increase the supply of, and access to, affordable and supported housing, so that people can recover successfully from homelessness"*.

4.8 The issue of supply shortage is discussed again on page 17: *"there is a shortage of supply of housing, particularly in the provision of affordable housing with an annual requirement of all housing tenures of approximately 2279 per annum across the county"*.

4.9 Increasing the delivery of affordable housing is listed as one of the key actions to address homelessness and rough sleeping in the county on page 21.

Conclusions on Corporate Documents

4.10 The evidence set out above clearly highlights that within a wide range of plans and strategies, providing affordable housing is established as, and remains, a key challenge for Malvern Hills District Council.

4.11 The Council has produced an array of strategies and corporate documents, all of which seek to address issues relating to housing and affordable housing in the authority area.

Appendix JS5

Affordable Housing as a Separate Material Consideration



Affordable Housing as a Separate Material Consideration

Appendix JS5

- 5.1 Regarding the weight to be attached to the proposed affordable housing benefits at the appeal site, as I set out in my Affordable Housing Proof of Evidence, the need is acute, the benefits are considerable, and the weight in the planning balance should be **very significant**. Affordable housing is a material benefit and should therefore be awarded its own weight in the planning balance.
- 5.2 Many appeal decisions issued by Inspectors and the Secretary of State (“SoS”) have recognised affordable housing as an individual benefit and have specifically awarded affordable housing provision its own weight in the planning balance. Some examples are summarised below.

| Appeal Ref. | Site Name | Decision Type | Decision | Date | Para Ref. | Weight to Affordable Housing | Paragraph Text |
|---|--|---------------|-----------|-----------|-----------|------------------------------|--|
| APP/R3650/W/23/3332590 | Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold | Inspector | Allowed | 08-May-24 | 48 | Significant | <i>"I note that the Inspector in the 'Knowle Lane appeal' appears to have combined the benefits of market and affordable housing delivery when making his decision. Nonetheless, based on the evidence before me, the benefit of providing affordable homes is clearly different from that of providing market housing as they each respond to related yet discrete needs. Accordingly, the proposed provision of affordable housing also carries its own significant weight in favour of the appeal development."</i> |
| APP/F2360/W/22/3295498 and APP/F2360/W/22/3295502 | Pickering's Farm Site, Flag Lane, Penwortham, Lancashire | SoS | Allowed | 20-Nov-23 | 25 | Significant | <i>"For the reasons given at IR343 the Secretary of State agrees that the delivery of a total of some 1,100 homes in a mix of sizes is a significant benefit, to which he gives significant weight. <u>He further agrees that the delivery of affordable housing would be a benefit carrying significant weight.</u>"</i> |
| APP/C2741/W/21/3282598 | Land to the East of New Lane, Huntington, York | SoS | Allowed | 17-Oct-23 | 44 | Very significant | <i>"He further agrees that <u>the provision of 30% affordable housing, of a tenure and size to be agreed, would also be a very significant benefit</u> of the scheme (IR380)."</i> |
| APP/Q3115/W/22/3296251 | Land off Papist Way, Cholsey, Oxfordshire | SoS | Dismissed | 10-Oct-23 | 26 | Significant | <i>"For the reasons given at IR359 and IR390, the Secretary of State agrees that <u>the benefits of affordable housing</u> which the proposal would provide would comply with SOLP policy H9 and <u>should be afforded significant weight.</u>"</i> |
| APP/C1570/W/21/3289755 | Land East of Highwood Quarry, Park Road, Little Easton, Dunmow | SoS | Allowed | 11-Sep-23 | 34 | Great | <i>"For the reasons given at IR535 he agrees that <u>the delivery of affordable housing is a benefit of great weight.</u>"</i> |

| | | | | | | | |
|------------------------|---|-----|-----------|-----------|----|------------------|--|
| APP/L5240/W/22/3296317 | 103-111a High Street, Croydon | SoS | Dismissed | 06-Apr-23 | 25 | Significant | "For the reasons given at IR153 and IR168, the Secretary of State agrees with the Inspector that affordable housing delivery is a priority, and like the Inspector, <u>he affords the provision of affordable dwellings significant beneficial weight (IR153).</u> " |
| APP/C2741/W/21/3282969 | Site to the West of The A1237 and South of North Lane, Huntington, York | SoS | Allowed | 14-Dec-22 | 27 | Significant | "For the reasons given at IR178 and IR196, the Secretary of State agrees that <u>delivery of 30% affordable housing would be a further social and economic benefit to which significant weight should be attached.</u> " |
| APP/M0655/W/17/3178530 | Land at Peel Hall, Warrington | SoS | Allowed | 09-Nov-21 | 24 | Very substantial | " He further agrees (IR524) that <u>the provision of affordable housing attracts very substantial weight, for the reasons given.</u> " |
| APP/A2280/W/20/3259868 | Land off Pump Lane, Rainham, Kent | SoS | Dismissed | 03-Nov-21 | 33 | Substantial | "...The Secretary of State considers that the weight to be afforded to the delivery of housing in the light of the housing land supply shortfall is substantial (all IR12.201). Similarly, the Secretary of State agrees at IR12.202 that for the reasons given there is an acute need for affordable housing and in light of that, <u>the delivery of at least 25% of the residential units as affordable accommodation attracts substantial weight.</u> " |
| APP/W1850/W/20/3244410 | Land North of Viaduct adj. Orchard Business Park, Ledbury | SoS | Allowed | 15-Mar-21 | 27 | Substantial | "For the reasons given in IR16.122-16.123, the <u>Secretary of State also gives substantial weight to the delivery of affordable housing.</u> " |
| APP/Y0435/W/17/3169314 | Newport Road and Cranfield Road | SoS | Dismissed | 25-Jun-20 | 32 | Significant | "Weighing in favour of the proposal, the Secretary of State <u>affords the provision of affordable housing significant weight</u> and also affords the provision of market housing significant weight." |
| APP/E5330/W/19/3233519 | Land at Love Lane, Woolwich | SoS | Dismissed | 03-Jun-20 | 28 | Substantial | "The Secretary of State considers that, in terms of benefits, <u>the provision of housing benefits and affordable housing benefits each carry substantial weight.</u> " |
| APP/Q3115/W/19/3230827 | Oxford Brooks University, Wheatley Campus | SoS | Allowed | 23-Apr-20 | 35 | Very substantial | 35 "...Given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, he agrees with the Inspector at IR13.111, <u>that the delivery of up to 500 houses, 173 of which would be affordable, are considerations that carry very substantial weight.</u> " IR 13.111 " <u>The Framework attaches great importance to housing delivery that meets the needs of groups with specific housing requirements. In that context and given the seriousness of the affordable housing shortage in South Oxfordshire, described as "acute" by the Council, the delivery of up to 500 houses, 173 of which would be affordable, has to be afforded very substantial weight irrespective of the fact that the Council can demonstrate a 3/5YHLS.</u> " |
| APP/G1630/W/18/3210903 | Land at Fiddington, Ashchurch near Tewkesbury | SoS | Allowed | 22-Jan-20 | 20 | Substantial | "...The Secretary of State agrees with the Inspector, and further considers that the <u>provision of affordable housing in an area with a serious shortfall would be of significant benefit and attracts substantial weight in favour of the proposal.</u> " |

| | | | | | | | |
|----------------------------|---|-----------|-----------|-----------|----|------------------|---|
| APP/A0665/W/14/2212671 | Darnhall School Lane | SoS | Dismissed | 04-Nov-19 | 28 | Substantial | <i>"The Secretary of State agrees that the social benefits of <u>the provision of affordable housing should be given substantial weight</u>, for the reasons set out at IR408-411."</i> |
| APP/P4605/W/18/3192918 | Former North Worcestershire Golf Club, Hanging Land, Birmingham | SoS | Allowed | 24-Jul-19 | 33 | Significant | <i>30 "<u>Weighing in favour the Secretary of State considers that the 800 family homes, including up to 280 affordable homes is a benefit of significant weight.</u>"</i> |
| APP/E2001/W/18/3207411 | Hutton Cranswick | Inspector | Dismissed | 05-Jun-19 | 39 | Significant | <i>"However, <u>aside from the provision of affordable housing (to which I attach significant weight)</u>, the provisions are essentially intended to mitigate the effect of the development-although they could be of some benefit to the wider public, and I have therefore given them very limited weight."</i> |
| APP/P0119/W/17/3191477 | Coalpit Heath, South Gloucestershire | Inspector | Allowed | 06-Sep-18 | 61 | Substantial | <i>"There are three different components of the housing that would be delivered: market housing, affordable housing (AH) and custom-build housing(CBH). <u>They are all important and substantial weight should be attached to each component</u> for the reasons raised in evidence by the appellants, which was not substantively challenged by the Council, albeit they all form part of the overall housing requirement and supply. <u>The fact that the much needed AH and CBH are elements that are no more than that required by policy is irrelevant –they would still comprise significant social benefits that merit substantial weight.</u>"</i> |
| APP/L3815/W/16/3165228 | Land at the Corner of Oving Road and A27, Chichester | Inspector | Allowed | 18-Aug-17 | 63 | Substantial | <i>"Moreover, the provision of 30% policy compliant affordable houses carries weight where the Council acknowledges that affordable housing delivery has fallen short of meeting the total assessed affordable housing need, notwithstanding a recent increase in delivery. With some 1,910 households on the Housing Register in need of affordable housing, in spite of stricter eligibility criteria being introduced in 2013 there is a considerable degree of unmet need for affordable housing in the District. <u>Consequently I attach substantial weight to this element of the proposal.</u>"</i> |
| APP/P1425/W/15/3119171 | Mitchelswood Farm, Newick, Lewes | SoS | Allowed | 23-Nov-16 | 18 | Significant | <i>"For the reasons given at IR196-201 the Secretary of State agrees that <u>the provision of 20 affordable homes is a tangible benefit of significant weight.</u>"</i> |
| APP/G1630/W/14/3001706 | Cornerways, High Street, Twynning | Inspector | Allowed | 13-Jul-15 | 63 | Very substantial | <i>"...Table 7.16 of the Strategic Housing Market Assessment [SHMA] Update [CDA17] identifies that the net annual need for affordable housing in Tewkesbury is 587 dwellings. This is more than twice the equivalent figure for the neighbouring District of Wychavon, despite the fact that Tewkesbury's population is little more than two thirds of that in Wychavon. <u>The Inspector in the Wychavon appeal found that the provision of affordable housing in that case: "...is a clear material consideration of significant weight that mitigates in favour of the site being granted planning permission"; the Secretary of State agreed.</u> Given the much larger quantum of identified need in Tewkesbury and the magnitude of the accumulated shortfall in affordable housing delivery, <u>it would be appropriate to attribute very substantial weight to this important benefit of the proposal.</u>"</i> |
| APP/E2001/A/13/2200981 and | Brickyard Lane, Melton Park, East Riding | SoS | Dismissed | 25-Jun-15 | 11 | Substantial | <i>"However, he also agrees with the Inspector's conclusion that <u>substantial weight should attach to the proposals in proportion to the contribution they would make to the supply of affordable housing.</u>"</i> |

| | | | | | | | |
|---|--|-----|---------|-----------|------------------|---------------------|---|
| APP/E2001/A/ 14/221394 | | | | | | | |
| APP/K2420/A/ 13/2208318 | Land surrounding Sketchley House, Watling Street, Burbage, Leicestershire | SoS | Allowed | 18-Nov-14 | 13 / IR 6.19 | Substantial | <p>13. "For the reasons given at IR11.20-IR11.23, the Secretary of State agrees with the Inspector's findings in relation to affordable housing, and with his conclusion at IR11.23 that the need for affordable housing is acute and warrants the provision offered by the appeal proposal."</p> <p>IR 6.19 "In those circumstances, there is no reason to depart from the statutory basis to providing for affordable housing set out in policy 15 of the Core Strategy. The policy takes account of the needs identified in the SHMA (2008) and was found to be sound by the Core Strategy Inspector. Hence, although <u>substantial weight should be given to the affordable housing</u> offered, that weight should not be overwhelming."</p> |
| APP/H1840/A/ 13/2199085 and APP/H1840/A/ 13/2199426 | Pulley Lane, Droitwich Spa | SoS | Allowed | 02-Jul-14 | 23 / IR 8.126 | Very significant | <p>23. "For the reasons given at IR8.112-8.126, the Secretary of State agrees with the Inspector's conclusion at IR8.127 that the Council does not have a 5-year supply of housing land and the appeal scheme is necessary to meet the housing needs of the district, including the need for affordable housing."</p> <p>IR 8.126 "It seems to me that the Council has largely ignored the affordable housing need in its evidence. The poor delivery record of the Council has also been largely overlooked. The Council's planning balance is struck without any apparent consideration being given to one of the most important reasons why housing in Droitwich Spa is needed. From all evidence that is before me the provision of <u>affordable housing must attract very significant weight in any proper exercise of the planning balance.</u>[4.47]"</p> |

Appendix JS6

Relevant Secretary of State and Appeal Decisions



Relevant Secretary of State and Appeal Decisions

Appendix JS6

- 6.1 Brief summaries of appeal decisions relevant to the appeal, are summarised below. The full decisions are included as Core Documents.

Appeal Decision: Land to the East of Highgate Hill and South of Copthall Avenue, Hawkhurst, Kent (22 March 2022) – CD5.11

- 6.2 The appeal related to a proposed development of 71 dwellings, including 28 affordable dwellings which was a modest overprovision against the adopted policy requirement of 35%, but met the emerging policy requirement of 40%.

- 6.3 The Inspector stated at paragraph 118 that:

“The Council are of the view that the housing benefits of the scheme are ‘generic’ and would apply to all similar schemes. However, in my view, this underplays the clear need in the NPPF to meet housing needs and the Council’s acceptance that greenfield sites in the AONB are likely to be needed to meet such needs. Further, I agree with the appellant that a lack of affordable housing impacts the most vulnerable people in the borough, who are unlikely to describe their needs as generic.”

- 6.4 The Inspector follows this by outlining their weight to affordable housing at paragraph 120, stating:

“Given all of the above, I consider that there is a clear need for the development and that the provision of both market and affordable housing carry significant weight in favour of the scheme.”

- 6.5 The Inspector ultimately allowed the appeal.

Appeal Decision: Land at Site of Former North Worcestershire Golf Club Ltd, Hanging Lane, Birmingham (24 July 2019) – CD5.10

- 6.6 The appeal was in respect of a proposed development for up to 800 dwellings, including up to 280 affordable dwellings (a policy compliant 35% provision), in Birmingham City Council.

- 6.7 In upholding the Inspectors original recommendation, the Secretary of State comments at paragraph 33 of their report that: *“Weighing in favour of the Secretary of State considers that the 800 family homes, including up to 280 affordable homes is a benefit of significant weight.”*
- 6.8 It is made clear at paragraph 8.34 that the Council *“accepts the need for affordable housing in the City and attaches significant weight to the 35% affordable homes that the proposal would deliver”*.
- 6.9 The Inspector had considered the weighting to be given to affordable housing at paragraph 14.108 and 14.109, which stated:

“4.108 Mr Stacey’s unchallenged evidence shows that only 2,757 new affordable homes were provided in the City over the first 6 years of the plan period. This represents less than half of the target provision and a net increase of only 151 affordable homes if Right to Buy sales are taken into account. On either measure there has been a very low level of provision against a background of a pressing a growing need for new affordable homes in Birmingham.

4.109 Given the heavy reliance in the 5YHLS on City Centre apartment schemes it is difficult to see how against that recent trend of can be reversed over the short to medium term. Against this background, the delivery of up to 280 affordable by about 2026 in a mix that matches the Council’s requirements is a social benefit of considerable weight.”

Appeal Decision: Land at Deerlands Road, Wingerworth (19 November 2018) – CD5.9

- 6.10 The appeal related to a proposed development of up to 180 dwellings, including a policy compliant 40% affordable housing provision of up to 72 dwellings.
- 6.11 The Inspector allowed the appeal, and at paragraph 54 outlines their consideration towards affordable housing provision:

“In addition, the need for affordable housing is agreed by the parties to be acute and significant. The Council criticised some of the details of the appellant’s approach towards consideration of affordable housing at the Inquiry, but it is clear that there is a very significant need for affordable housing in the District, and that there is a very considerable doubt as to delivery. Even if one accepts the Council’s position that there is a pipeline of affordable housing coming

forward in Wingerworth – which is far from clear – the provision of 40% affordable housing in the appeal scheme is a benefit. This is a very significant material consideration weighing in favour of the appeal scheme.”

Appeal Decision: Land at Firlands Farm, Hollybush Lane, Burghfield Common, Reading (6 July 2015) – CD5.5

6.12 The appeal related to a proposed development of up to 129 dwellings, including a policy compliant 40% affordable housing provision of up to 36 dwellings.

6.13 Paragraph 57 outlines the Inspectors view on the provision of affordable housing:

“The proposal would make a significant contribution to the supply of new housing, helping to meet the needs of Burghfield Common, the East Kennet Valley and the District as a whole. This is particularly important given my findings in relation to the inadequacy of housing land supply. It would provide 40% affordable housing (36 dwellings), a significant contribution towards meeting needs in the area.”

6.14 The appeal was subsequently allowed.

Appeal Decision: Greetham Garden Centre, Oakham Road, Greetham, Oakham (26 May 2015) – CD5.7

6.15 This appeal related to a proposed development of up to 35 dwellings, including 35% affordable housing provision (12 dwellings).

6.16 In allowing the appeal, the Inspector stated at paragraph 23 that:

“I have found, however, that the proposal would not harm the rural setting of the village and would enhance the character and appearance of this part of Greetham. I have also concluded that the appeal proposal constitutes sustainable development and would generate various economic and social benefits, including a number of much-needed affordable housing units. I consider that these other material considerations should be accorded very significant weight and, when added together, outweigh the identified conflict with local planning policy. These findings constitute compelling grounds for allowing the appeal subject to conditions.”

Appeal Decision: Land at Pulley Lane, Newland Road and Primsland Way, Droitwich Spa (2 July 2014) – CD5.4

- 6.17 This Secretary of State decision related to two joint appeals. Appeal A was for up to 500 dwellings, including 40% affordable (200 dwellings), and Appeal B for up to 265 dwellings, including 40% affordable (106 dwellings).
- 6.18 In outlining the weight to be given to affordable housing, the Inspector had considered at paragraph 4.47 that the Council had not properly consider affordable housing in their weighting:

“Mr Brown has almost totally ignored the affordable housing need in his evidence. He also overlooked the paltry delivery record by the Council. His planning balance is struck without any apparent consideration being given to one of the most important reasons why housing in Droitwich Spa is needed. This is inexcusable. This Inquiry has brought the facts to light and they must attract very significant weight in any proper exercise of the planning balance”.

- 6.19 Both appeals A and B were allowed by the Inspector, a decision upheld by the Secretary of State.

Overview of Secretary of State and Appeal Decisions

- 6.20 The decisions above emphasise the great weight which the Secretary of State has, on various occasions, attached to the provision of affordable housing in the consideration of planning applications. Inspectors have agreed that affordable housing is a significant benefit in its own right. Some of the key points I would highlight from these examples are that:

- Affordable housing is an important material consideration;
- The importance of unmet need for affordable housing being met immediately;
- Planning Inspectors and the Secretary of State have attached very significant and significant weight to the provision of affordable housing; and
- Even where there is a five-year housing land supply material benefits of the scheme can weigh in favour of development.