

Nathan Price

From: foi <foi@ashfield.gov.uk>
Sent: 11 September 2024 14:33
To: Nathan Price
Subject: FW: Freedom of Information Request - Housing Data 17331

Dear Nathan,

Thank you for your email of 14 August 2024 where you requested information about Housing data. We have dealt with your request under the Freedom of Information Act 2000.

I am writing to advise you that, following a search of our electronic records, we have established that the information you have requested is held by this Authority.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2024
4404

2. The average waiting times at 31 March 2024 for the following types of affordable property across the Authority:

- a. 1-bed affordable dwelling; 122 weeks
- b. 2-bed affordable dwelling; 123 weeks
- c. 3-bed affordable dwelling; and 129 weeks
- d. A 4+ bed affordable dwelling. 122 weeks

These waiting times are not a true reflection because an applicant could have been on the waiting list with no housing need (band 5) for 10 years. At a later time their circumstances change whereby their priority is reviewed and are awarded band 1. In band 1 they could potentially only have to wait a matter of weeks.

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

- a. 1-bed affordable dwelling; 119 weeks
- b. 2-bed affordable dwelling; 115 weeks
- c. 3-bed affordable dwelling; and 120 weeks
- d. A 4+ bed affordable dwelling. 127 weeks

These waiting times are not a true reflection because an applicant could have been on the waiting list with no housing need (band 5) for 10 years. At a later time their circumstances change whereby their priority is reviewed and are awarded band 1. In band 1 they could potentially only have to wait a matter of weeks.

4. 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)
Sutton Junction & Harlow Wood Ward	Unable to supply this information because it is not mandatory for a rehoused.

5. 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	Sutton Junction & Harlow Wood Ward	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling	5	162
2-bed affordable dwelling	10	285
3-bed affordable dwelling	7	320
4+ bed affordable dwelling	N/A	N/A

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

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

Social Housing Stock

7. The total number of social housing dwelling stock at 31 March 2024 in the following locations:

Location	Total Social Housing Stock (31 March 2024)
Sutton Junction & Harlow Wood Ward	95

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2022 and 31 March 2023; and between 1 April 2023 and 31 March 2024 in the following locations:

Location	Social Housing Lettings	
	1 April 2022 to 31 March 2023	1 April 2023 to 31 March 2024
Sutton Junction & Harlow Wood Ward	3	22 (A new development was completed during this period comprising of 20 properties)

Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the LPA region on the following dates:

Households in Temporary Accommodation	31 March 2023	31 March 2024
Households Housed within Ashfield District	37	48
Households Housed outside Ashfield District	5*	2*
Total Households	42	50

*Ashfield District Council utilises its own housing stock as temporary accommodation. This figure denotes where a household was temporarily/initially placed for a short period of time in hotel accommodation outside

Ashfield District when a duty arose under the provisions of the homelessness legislation These households are then prioritised for move on into the council owned stock within the Authority area.

10. The amount of money spent on temporary accommodation per household within the Ashfield District region over the following periods:

- 1 April 2023 to 31 March 2024.

Ashfield District Council predominantly utilises its own housing stock as temporary accommodation. Households can be placed temporarily/initially for a short period of time in hotel accommodation before moving onto council owned stock or units of supported accommodation within the Authority area. Exact breakdowns of the individual costs of each temporary accommodation type/location are not available.

11. The amount of money spent on temporary accommodation per household outside the Ashfield District region over the following periods:

- 1 April 2023 to 31 March 2024.

Not available. Ashfield District Council predominantly utilises its own housing stock as temporary accommodation. Household can be placed temporarily/initially for a short period of time in hotel accommodation outside Ashfield District before moving onto council owned stock or units of supported accommodation within the Authority area. Some households may also be placed in hotels within the Authority area for a period of time. The expenditure to, for example, a certain hotel chain would be known but not the individual breakdown for hotels inside/outside of District or for individual cases.

Housing Completions

Please see archived Housing Land Monitoring Report 2014 attached for historic completions up to 2011. For later years please see Housing Land Monitoring Report 2024 which is available on the website: <https://www.ashfield.gov.uk/planning-building-control/local-plan/monitoring/>. Combining both creates a full picture from 2000 – 2024.

For the specifics of each question:

12. The number of **NET** housing completions in the Ashfield District region broken down on a per annum basis for the period between 2000/01 and 2023/24.

For all net completions, see section 8 of the 2014 report, and tables 7a & 7b of the 2024 report on the website.

13. The number of **NET** affordable housing completions in the Ashfield District region broken down on a per annum basis for the period between 2000/01 and 2023/24.

For affordable housing completions, see section 9 of the 2014 report, and table 8 of the 2024 report on the website.

14. The number of **NET** housing completions in Sutton Junction & Harlow Wood Ward broken down on a per annum basis for the period between 2000/01 and 2023/24.

We do not hold information on housing completions broken down by ward

15. The number of **NET** affordable housing completions in Sutton Junction & Harlow Wood Ward broken down on a per annum basis for the period between 2000/01 and 2023/24.

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If you are unhappy with the way your enquiry has been dealt with, you may ask for an internal review by submitting a request within one month of the date of this response. Your request should be addressed to the DPO DPO@ashfield.gov.uk

If you are still dissatisfied after an internal review, you may appeal to Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF
T.0330 313 1756~ico.org.uk twitter.com/iconews

Please consider the environment before printing this email.

Kind regards,
Information Governance Officer
Ashfield Legal Services
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottinghamshire
NG17 8DA

From: Nathan Price <nathan.price@tetlow-king.co.uk>
Sent: Wednesday, August 14, 2024 3:40 PM
To: foi <foi@ashfield.gov.uk>
Cc: James Stacey <James.Stacey@tetlow-king.co.uk>
Subject: [EXTERNAL]:Freedom of Information Request - Housing Data

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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 Sutton Junction & Harlow Wood Ward, as well as the Ashfield 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.

Freedom of Information Request

Questions 1 to 11 of this request relate to data held by the Housing Department.
Questions 12 to 15 of this request relate to data held by the Planning Department.

Housing Register

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2. The average waiting times at 31 March 2024 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.
3. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and
 - d. A 4+ bed affordable dwelling.

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Sutton Junction & Harlow Wood Ward	

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	Number of properties advertised	Average Bids per Property
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2-bed affordable dwelling		
3-bed affordable dwelling		
4+ bed affordable dwelling		

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
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Households Housed within Ashfield District		
Households Housed outside Ashfield District		
Total Households		

10. The amount of money spent on temporary accommodation per household within the Ashfield District region over the following periods:
- 1 April 2023 to 31 March 2024.
11. The amount of money spent on temporary accommodation per household outside the Ashfield District region over the following periods:
- 1 April 2023 to 31 March 2024.
- Housing Completions**
12. The number of NET housing completions in the Ashfield District region broken down on a per annum basis for the period between 2000/01 and 2023/24.
13. The number of NET affordable housing completions in the Ashfield District region broken down on a per annum basis for the period between 2000/01 and 2023/24.
14. The number of NET housing completions in Sutton Junction & Harlow Wood Ward broken down on a per annum basis for the period between 2000/01 and 2023/24.
15. The number of NET affordable housing completions in Sutton Junction & Harlow Wood Ward broken down on a per annum basis for the period between 2000/01 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: <ul 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.
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^[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



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

Appendix JS2

Extracts from Planning Practice Guidance (March 2014,
Ongoing Updates)



Extracts from Planning Practice Guidance

Appendix TKP2

*as of 04/01/2024

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 JS3

Article from the Independent (2020)



Independent PremiumUK news

Council housing sell-off continues as government fails to replace most homes sold under Right to Buy

Home ownership has fallen since the policy was introduced and flats are ending up in the hands of private landlords, writes **Jon Stone**



Sunday 21 June 2020 09:18

Two-thirds of the council homes sold off under [Right to Buy](#) are still not being replaced by new [social housing](#) despite a promise by the government, official figures show.

[Housing](#) charities warned that enough “desperately needed” genuinely affordable housing is simply not being built, with an overall net loss of 17,000 homes this year from social stock.

Since the policy was updated in 2012-13, 85,645 homes have been sold through the policy, but only 28,090 built to replace them, statistics from the Ministry of Housing, Communities and Local Government show.

Under [Right to Buy](#), the government sells off council housing at discounts of up to £100,000 to tenants.

Despite pitching the policy as a way to get more people on the property ladder, overall home ownership has actually fallen significantly since it was introduced in the 1980s.

Previous studies have shown that around 40 per cent of flats sold under the policy since the 1980s have ended up in the hands of private landlords, who let the homes out to private tenants at higher rates. The proportion is thought to be even higher in areas of high housing pressure like London.

Councils warned ministers when the policy was updated that the steep discounts meant the money would not be enough to replace homes one-to-one, and that the very existence of the policy undermined their ability to finance housebuilding by making it impossible to reliably borrow against future rents.

The government officially committed to replace the extra homes sold due to an increase in discounts in 2012-13, but housing charities say the affordable sector cannot afford to bleed stock at all. The government is still around 7,000 homes short of its own target, which covers construction up to the third quarter of 2016-17 because councils are given three years to replace the sold stock.

Jon Sparkes, chief executive at homelessness charity [Crisis](#), said: “These statistics demonstrate just how serious the current housing crisis is. What few social homes that are available are largely being removed from the market as part of Right to Buy, and the supply is not being replenished in line with this.

“People in desperately vulnerable circumstances are being left with dwindling housing options as a consequence of our threadbare social housing provision. This is all the more worrying considering the rise we expect in people being pushed into homelessness as a result of the pandemic.

“To address this, we need to see the government suspend Right to Buy going forward and prioritisation for social housing being given to people who are homeless so they are able to better access what is currently available. Alongside this, we also need commitment to build significantly more social homes in the coming years to keep in step with demand.

“Ending homelessness in the UK is completely within our grasp, but requires a rethink of existing policies that stand in the way.”

In 2018 Theresa May announced that a long-standing borrowing cap preventing councils from building more homes would be lifting. A survey by the Local Government Association

conducted in March 2019 found that a startling 93 per cent of councils were planning to use the extra headroom.

The Scottish and Welsh governments have already ended Right To Buy, citing its effect on the council housing stock.

Commenting on the Right to Buy figures, Polly Neate, chief executive of the housing charity [Shelter](#), said: “The coronavirus pandemic has drummed into us the importance of having a safe home like nothing before. By the same token it’s made it crushingly clear that not enough people do – including the million-plus households stuck on social housing waiting lists. Many of whom are homeless or trapped in grossly overcrowded accommodation right now.

“Despite being desperately needed, our recent track record on building new social homes is atrocious. There was actually a net loss of 17,000 social homes last year, and as it stands Right to Buy isn’t helping. While some people have benefited from the scheme, the failure to replace the properties sold has deprived many others of a genuinely affordable social home.

“But the status quo can be changed. As the government plots its economic recovery from coronavirus, it could give councils the means they need to replace and build social housing. As well as helping to create jobs and get housebuilding going again, this would offer all those without one, their best shot at a safe home.”

Asked about the figures, a spokesperson for the Ministry of Housing, Communities, and Local Government said: “The government is committed to Right to Buy, which has helped nearly two million council tenants realise their dream of home ownership and get on the property ladder.

“Since 2010 we have delivered more homes for social rent – over 140,000 in total – compared to the number of homes sold under the Right to Buy scheme.”

The ministry’s statement is misleading, however, as the 140,000 figure refers to all social housebuilding rather than those homes built to replace housing sold under Right To Buy using receipts earmarked for this purpose.

Appendix JS4

Appeals relating to Affordable Housing as an individual benefit



Affordable Housing as a Separate Material Consideration

- Regarding the weight to be attached to the proposed affordable housing benefits at the appeal site, as I set out in my Affordable Housing Hearing Statement, the need is acute, the benefits are considerable, and the weight in the planning balance should be **substantial**. Affordable housing is a material benefit and should therefore be awarded its own weight in the planning balance.
- 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	Paragraph Ref.	Weight to Affordable Housing	Paragraph Text
APP/R3650/W/2 3/3332590	Land at Coombebury Cottage, Dunsfold Common Road, Dunsfold	Inspector	Allowed	08-May-24	48.	Significant	<i>"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/C3620/W/2 3/3324631	Land at Sondes Place Farm, Dorking	Inspector	Allowed	28-Nov-23	89	Very substantial	<i>" The proposal would deliver up to 72 affordable homes with a suitable tenure split, which exceeds the 40% on site provision that Core Strategy Policy CS 4 requires. The s106 agreement secures the provision and tenure split. The affordable homes would make a sizeable contribution to addressing the acute and long-established shortfall which will not be fully addressed in the short term. I give the affordable housing provision very substantial positive weight."</i>
APP/F2360/W/2 2/3295498 and APP/F2360/W/2 2/3295502	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. He further agrees that the delivery of affordable housing would be a benefit carrying significant weight."</i>
APP/C2741/W/2 1/3282598	Land to the East of New Lane, Huntington, York	SoS	Allowed	17-Oct-23	44	Very significant	<i>"He further agrees that the provision of 30% affordable housing, of a tenure and size to be agreed, would also be a very significant benefit of the scheme (IR380)."</i>
APP/Q3115/W/2 2/3296251	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 the benefits of affordable housing which the proposal would provide would comply with SOLP policy H9 and should be afforded significant weight."</i>
APP/C1570/W/2 1/3289755	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 the delivery of affordable housing is a benefit of great weight."</i>

APP/M2840/W/2 2/3313850	Land off Shirley Road, Rushden, Northamptonshire	Inspector	Allowed	08-June-23	136	Significant	"The proposed development would provide the policy compliant figure of 30% affordable units, which in this case would amount to 40 new affordable homes. Evidence from Miss Gingell made it clear that there is a pressing need for affordable housing in this local area, with annual requirements of 850 and 775 affordable homes being identified in the Council's 2 latest Strategic Housing Market Assessments . With these points in mind, I consider that this matter should also attract <u>significant weight in the proposal's favour.</u> "
APP/L5240/W/2 2/3296317	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/W3330/W/2 2/3304839	Land at Dene Road, Cotford St. Luke	Inspector	Allowed	09-Feb-23	102	Substantial	"The proposal is for 25% affordable housing in line with policy CP4, proposed to be secured via the section 106 agreement. Whilst I note the Council's argument that more affordable housing could have been proposed rather than a policy-compliant quota, against the background set out above that <u>up to 20 additional affordable homes are intended to be provided in itself attracts substantial weight in favour of allowing the appeal.</u> "
APP/Z1510/W/2 2/3305099	Land at North East Witham Phase 4 (in Rivenhall Parish) Witham	Inspector	Allowed	05-Jan-23	55	Substantial	"Of the up to 230 dwellings, the s106 secures that 30% would be affordable housing dwellings. The Strategic Housing Market Assessment 2015 sets a target for affordable housing delivery of 218 dwellings per annum (dpa). The current delivery rate is 140 dpa and the shortfall this has created means that the current required delivery rate is likely much higher than 218 dpa. <u>I therefore place substantial positive weight on the proposed affordable housing.</u> "
APP/C2741/W/2 1/3282969	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, <u>the Secretary of State agrees that delivery of 30% affordable housing would be a further social and economic benefit to which significant weight should be attached.</u> "
APP/M0655/W/1 7/3178530	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/2 0/3259868	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/2 0/3244410	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/1 7/3169314	Newport Road and Cranfield Road	SoS	Dismissed	25-Jun-20	32	Significant	<i>"Weighing in favour of the proposal, the Secretary of State affords the provision of affordable housing significant weight and also affords the provision of market housing significant weight."</i>
APP/E5330/W/1 9/3233519	Land at Love Lane, Woolwich	SoS	Dismissed	03-Jun-20	28	Substantial	<i>"The Secretary of State considers that, in terms of benefits, the provision of housing benefits and affordable housing benefits each carry substantial weight."</i>
APP/Q3115/W/1 9/3230827	Oxford Brooks University, Wheatley Campus	SoS	Allowed	23-Apr-20	35	Very substantial	<i>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, that the delivery of up to 500 houses, 173 of which would be affordable, are considerations that carry very substantial weight."</i> <i>IR 13.111 "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."</i>
APP/G1630/W/1 8/3210903	Land at Fiddington, Ashchurch near Tewkesbury	SoS	Allowed	22-Jan-20	20	Substantial	<i>"... The Secretary of State agrees with the Inspector, and further considers that the 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."</i>
APP/A0665/W/1 4/2212671	Darnhall School Lane	SoS	Dismissed	04-Nov-19	28	Substantial	<i>"The Secretary of State agrees that the social benefits of the provision of affordable housing should be given substantial weight, for the reasons set out at IR408-411."</i>
APP/P4605/W/1 8/3192918	Former North Worcestershire Golf Club, Hanging Land, Birmingham	SoS	Allowed	24-Jul-19	33	Significant	<i>30 "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."</i>
APP/E2001/W/1 8/3207411	Hutton Cranswick	Inspector	Dismissed	05-Jun-19	39	Significant	<i>"However, aside from the provision of affordable housing (to which I attach significant weight), 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/1 7/3191477	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). They are all important and substantial weight should be attached to each component 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. 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."</i>

APP/Y3615/W/1 6/3151098	Land at Howard of Effingham School and Lodge Farm and Browns Field	SoS	Allowed	21-March - 18	470	Substantial	<i>"Whilst the 20% proportion of affordable housing is below the 35% anticipated by the GBC's adopted standard, this number has been calibrated and accepted against the viability consideration necessary to allow for the delivery of the school. Notwithstanding this shortfall, and the expectation of policy, <u>the delivery of over 60 units of affordable housing</u>, when considered against past delivery, and in the context of a significant decrease in the affordability of market homes in the area in the last 15 years identified by the Council's Strategic Housing Market Assessment , <u>is also a consideration that merits substantial weight in the Green Belt Planning balance.</u>"</i>
APP/L3815/W/1 6/3165228	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/1 5/3119171	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/1 4/3001706	Cornerways, High Street, Twyning	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 APP/E2001/A/14 /221394	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/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 offered, that weight should not be overwhelming.</u>"</p>
APP/H1840/A/1 3/2199085 and APP/H1840/A/1 3/2199426	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. <u>From all evidence that is before me the provision of affordable housing must attract very significant weight in any proper exercise of the planning balance.[4.47]</u>"</p>