

From: Claire Westwood <claire.westwood@threerivers.gov.uk>
Sent: 16 Dec 2025 08:11:42
To: TR.EDMSmyemails@threerivers.gov.uk
Cc:
Subject: FW: 24/2073/OUT - AH
Attachments:

From: Evans, Christian
Sent: 15 December 2025 12:35
To: Claire Westwood
Cc: Hill, Paul
Subject: 24/2073/OUT - AH

Hi Claire,

We have reviewed the provision of affordable housing on site, following the removal of First Homes from the NPPF in December 2024.

We originally proposed 50% Affordable Housing with a mix of Social Rent (70%), Shared Ownership (5%) and First Homes (25%). The publication of the revised NPPF at the end of 2024 removed the requirement to provide 25% First Homes and we are therefore proposing to remove this provision.

We are continuing to propose 50% Affordable Housing but are seeking to provide the tenure mix in accordance with the Emerging Local Plan draft policies for Regulation 19 (as taken to the Local Plan Sub Committee on 25th November 2025) which seek to provide 70% Affordable Rent (of which 70% social rent and 30% affordable rent) and 30% Affordable Ownership. We therefore propose to provide the following mix:

- 147no. Social Rent (49%)**
- 63no. Affordable Rent (21%)**
- 90no. Affordable Home Ownership (30%)**

Kind regards,

Christian Evans MSc MRTPI
Senior Planner
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