

From: Claire Westwood <claire.westwood@threeivers.gov.uk>
Sent: 17 Dec 2025 09:25:03
To: TR.EDMSmyemails@threeivers.gov.uk
Cc:
Subject: 24/2073/OUT - AH
Attachments:

From: Ashley Russell
Sent: 16 December 2025 15:04
To: Claire Westwood
Cc: Jason Hagland
Subject: RE: 24/2073/OUT - AH

Hi Claire,

Thank you for forwarding the updated affordable housing position and for the attached correspondence.

I note the removal of First Homes following the December 2024 NPPF revisions and the applicant’s proposal to continue to provide 50% affordable housing, with the tenure mix aligned to the emerging Local Plan Regulation 19 policies. In principle, Housing Services are supportive of the revised approach, particularly the high proportion of rented provision and the inclusion of social rent within the overall mix.

The proposed split of 49% Social Rent, 21% Affordable Rent and 30% Affordable Home Ownership broadly reflects the direction of the emerging Local Plan and discussions previously held with Housing. Subject to the appropriate planning weight being applied to the emerging policy, we would have no objection to this tenure mix.

As previously advised, it remains important that the affordable housing delivered prioritises family-sized accommodation, particularly 2-bed and 3-bed units, to reflect current housing register demand and the need to move households out of temporary accommodation. This should be secured through the Section 106 agreement alongside tenure, rent levels and nomination rights.

On this basis, Housing Services would not wish to raise an objection to the application on affordable housing grounds, subject to the above matters being appropriately secured.

Please let me know if you need anything further ahead of committee.

Kind regards,
Ashley Russell
Housing Development Officer
Three Rivers District Council
www.threerivers.gov.uk