

AFFORDABLE HOUSING STATEMENT

Rear of 35 Twickenham Road, Teddington, TW11 8AH

The applicant is aware of the NPPF (2021) which sets out the Government's policy that provision of affordable housing should not be sought from small sites. However, it is also accepted that the Framework is not criteria against which every decision should be judged and local circumstances should be taken into account.

As set out in the Council's evidence to the Examination in Public on the Local Plan, local circumstances can justify lower thresholds as an exception to national policy. The Inspector was mindful of the weight to be afforded to national policy. However, agreed that the evidenced local circumstances of the Borough exceptionally warrants the policy and subsequently the policy was found sound. The Council therefore continues to seek affordable housing contributions from all sites in accordance with adopted Local Plan Policy LP 36.

The following has been taken into consideration:

Local Plan policy LP 36 Affordable Housing states that a contribution towards affordable housing will be expected on all housing sites. In respect of sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales detailed in the policy and Affordable Housing SPD will be required.

SPD Affordable Housing 2014 sets out the mechanisms for calculating the amount which should be provided.

In accordance with the above policies, as this proposal seeks the provision 2 new dwellings, the Calculation of the Commuted Sum for the provision of Affordable Housing off-site, has been attached. This equates to £173,472.

A supporting viability assessment is provided which concludes that the proposal would be unviable if such payment was required and therefore a contribution should not be requested by the Council.

February 2023

Fiona Jones BSc(Hons) BTP MRTPI