

## Affordable Housing Supply Update

### 2026-07-31 Council response to paragraph 28, page 6 of EXAM 217C:

*This note has been prepared in response to the Inspectors' request to confirm the correct total site capacity figure and revised baseline affordable housing figure (without policy plus) from each of these 3 sites and how this has changed from EXAM 187.*

The table below sets out the updated capacity figure and updated baseline affordable housing figure (without policy plus). As part of re-checking the figures, the updated total capacity for site NES39 had also not been included. Therefore, the table below sets out the updated baseline for 4 sites: SES30, NES37, NES39 and SWS19.

| Site Reference               | Correct Total Site Capacity | Updated Baseline affordable housing figure (without policy plus) |           | Difference in affordable housing baseline published in EXAM 187<br><i>(EXAM 187 figure – revised figure = difference)</i> |
|------------------------------|-----------------------------|------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------|
| SES30                        | 827 homes                   | 30% requirement                                                  | 248 homes | 260 – 248 = <b>12 homes difference</b>                                                                                    |
| NES37                        | 592 homes                   | 30% requirement                                                  | 178 homes | 183 – 178 = <b>5 home difference</b>                                                                                      |
| NES39                        | 66 homes                    | 30% requirement                                                  | 20 homes  | 44-20 = <b>24 homes difference</b>                                                                                        |
| SWS19                        | 80 homes                    | 40% requirement                                                  | 32 homes  | 33-32 = <b>1 home difference</b>                                                                                          |
| <b>TOTAL number of homes</b> | <b>1,565</b>                | <b>478</b>                                                       |           | <b>520 – 478 = - 42</b>                                                                                                   |

The updated total affordable housing supply (without policy plus) over the Plan period, taking account of the 42 dwelling reductions, would be **5,254 homes (309 per year)**. The details are set out below in an update to Table 1 from EXAM 187.

# Update to Table 1: Summary of Affordable Housing Supply 2022-2039

| Housing Supply Category                                                                 | Number of Affordable Homes (EXAM 187) | Updated Baseline Number of Affordable Homes |
|-----------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------|
| <b>Total Urban Area</b>                                                                 | <b>4,048</b>                          | <b>4,048</b>                                |
| Completed 2022-2025                                                                     | 393                                   | 393                                         |
| Large sites with Planning Permission (planning permission and proposed site allocation) | 635                                   | 635                                         |
| Proposed site allocation - no planning permission (S106 delivery, not in a programme)   | 974                                   | 974                                         |
| Proposed site allocation - no planning permission (Affordable Housing Programme)        | 2,047                                 | 2,047                                       |
| <b>Total Green Belt Additional Sites</b>                                                | <b>1,248</b>                          | <b>1,206</b>                                |
| Proposed Site Allocation 30% S106 delivery                                              | 1,112                                 | 1,071                                       |
| CH05                                                                                    | 165                                   | 165                                         |
| NES37                                                                                   | 183                                   | 178                                         |
| NES38                                                                                   | 56                                    | 56                                          |
| NES39                                                                                   | 44                                    | 20                                          |
| NWS30                                                                                   | 21                                    | 21                                          |
| NWS31                                                                                   | 31                                    | 31                                          |
| SES29                                                                                   | 261                                   | 261                                         |
| SES30                                                                                   | 260                                   | 248                                         |
| SS19                                                                                    | 91                                    | 91                                          |
| Proposed Site Allocation 40% S106 delivery (SWS18, SWS19)                               | 136                                   | 135                                         |
| SWS18                                                                                   | 103                                   | 103                                         |
| SWS19                                                                                   | 33                                    | 32                                          |
| <b>TOTAL (without policy plus)</b>                                                      | <b>5,296 (312/yr)</b>                 | <b>5,254 (309/yr)</b>                       |
| <b>Policy Plus on Green Belt Additional Sites</b>                                       | <b>235</b>                            | <b>225</b>                                  |
| Proposed Site Allocation NES37 10% additional affordable housing                        | 61                                    | 59                                          |
| Proposed Site Allocation SES30 20% additional affordable housing                        | 174                                   | 165                                         |
| <b>TOTAL (with policy plus)</b>                                                         | <b>5,531 (325/yr)</b>                 | <b>5,479 (322/yr)</b>                       |