

# **Stephen Hinsley**

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## **Hearing Statement**

### **Elmbridge Local Plan**

#### **Submission on behalf of PA Housing**

#### **Relating to Matter 2**

Client: PA Housing  
Date: March 2024  
Ref: SHP022003-1

**shp**

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## **Background**

1.1 These comments are made on behalf of PA Housing. PA Housing is a local Registered Provider of Affordable Housing, formerly known as Elmbridge Housing Trust, which owns a considerable amount of stock in the Borough, most of which was formerly council stock until transferred several years ago. Currently, PA Housing hold about 5000 dwellings in Elmbridge as well as some specialist accommodation. Each year PA Housing aim to deliver about 70 affordable homes in Elmbridge.

1.2 PA Housing made comments on earlier stages of the Local Plan and the comments below are made in the spirit of constructive criticism in order that the Local Plan can deliver the affordable homes so desperately required in Elmbridge.

### **Matter 2: The approach to housing need**

*Issue 4: Is the approach to calculating the level of housing need over the Plan period justified, effective and consistent with national policy?*

2.1 As raised in our submission to the Regulation 19 LP, the need for affordable homes in Elmbridge is extremely high, at least 484 dwellings per annum. We say that this scale of need clearly demonstrates “exceptional circumstances” and this alone justifies an alternative approach. It must be remembered that most affordable housing is delivered on the back of private developers from sites over the threshold through Section 106. Without a higher overall requirement, insufficient affordable housing will be delivered.

2.2 It would appear that any housing needs which cannot be met within neighbouring authorities have not been taken into account in establishing the amount of housing to be planned for. This is a serious shortcoming as raised by neighbouring authorities and will exacerbate unmet need across the areas and place additional pressures on those areas.

