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Democratic Services



To: All Members of the Council

Dear Councillor,

COUNCIL - TUESDAY, 10TH DECEMBER, 2024 , Council Chamber - Epsom Town Hall

Please find attached the following document(s) for the meeting of the Council to be held on Tuesday, 10th December, 2024.

5. **QUESTION AND RESPONSE** (Pages 3 - 4)

This report sets out the questions and responses submitted which have been accepted under FCR 12, Appendix 4 of the Constitution.

For further information, please contact democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. King'.

Chief Executive

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QUESTION 1

Question from Councillor Kate Chinn to the Chair of the Licensing and Planning Policy Committee, Councillor Peter O'Donovan.

The Housing and Economic Development Needs Assessment (HEDNA) states the need to build 652 affordable homes a year. Does the chair of the LPPC believe it will achieve this when over the last 6 yrs the council has only managed to build 30 affordable homes p.a?

Reply from Councillor O'Donovan:

No, I don't believe we will achieve those numbers and here is why.

The Housing and Economic Development Needs Assessment (HEDNA) does identify a high level of affordable housing need in the borough to meet existing need (based on the number of households on the councils housing register) and forecast needs over the local plan period. The need for affordable homes forecast by the HEDNA is higher than the standard method housing need figure. The link between affordable and overall housing need is complex as some people identified as needing an affordable home are already in housing.

There are currently 1,350 households on the housing register and due to the shortage of affordable housing the council is having to house some households in temporary accommodation, which includes accommodation outside of the borough.

We acknowledge the impact that this is having on some of our residents and it is for this reason that we have prepared a local plan that aims to balance the provision of new homes (including affordable housing) with environmental and policy constraints such as land designated as Sites of Special Scientific Interest, Sites of Nature Conservation Importance, Local Nature Reserves and Green Belt.

The Local Plan being considered at council this evening will deliver at least 4,700 homes over the local plan period, of which we anticipate over 1,000 affordable dwellings will be delivered from the 35 site allocations. The Local Plan has been informed by a viability assessment to ensure that the policy requirements in the local plan are deliverable.

Having an up to date local plan in place will place us in a much stronger position moving forward to secure much needed affordable housing in the borough which is predominantly delivered by private developers and secured using legal agreements.

To further increase affordable housing delivery over the plan period, we will need to allocate additional sites for development through the Local Plan process – while we all agree that there is a need for more housing of all types, the Local Plan as

presented best balances all those competing interests, delivering housing whilst minimising impact upon the environment and Green Belt.

To conclude, it is imperative that we approve the proposed submission local plan this evening to deliver much needed affordable housing in the borough.