

NOTE TO THE INSPECTOR: Affordable Housing

Subject: Future supply of affordable housing

Job Ref: M25/0708-03

Site: Land south of Longsight Road, Langho

Date: 7th May 2026

1. This note sets out the Parties view on the likely delivery of affordable housing in the next 5 years.
2. The 5 HLS SoCG (CD8.8) identifies a deliverable supply of 995 homes on the Appellants case and 1130 homes on the LPA case.
3. Mr Stacey advised that the prevailing gross rate of past affordable housing delivery is 26% between 2008/09 and 2024/25 (JS Figure 6.1 Page 27) with an average gross delivery of 81 affordable homes. This data is provided in the FOI response dated 21st November 2025 and is different to that presented in the CD5.18 (HOUSING LAND AVAILABILITY SURVEY (HLAS) 2025)

The LPA relies on the affordable housing completion data in Housing and Land Availability Survey (HLAS) 2025 (CD5.18). The HLAS derived prevailing gross rate of past affordable housing delivery is 26% between 2008/09 and 2024/25 with an average gross delivery of 81 affordable homes.

The FOI response (CD9.13 Appendix One) includes affordable housing completion rates data for the years 2026/17 to 2021/22 and 2024/25 which have only now been identified as incorrect. While the FOI response over-reports the total 2008/09–2024/25 affordable dwelling count by one, the average rates remain unaffected.

4. Mr Stacey advised that the prevailing rate over the last 4 years is 22% (371 affordable homes divided by 1,726 total completions or 93 per annum).

The LPA relies on the affordable housing completion data in Housing and Land Availability Survey (HLAS) 2025 (CD5.18). The HLAS derived prevailing gross rate of past affordable housing delivery over the past 4 years (2021/22 to 2024/25) is 26% (446 affordable homes divided by 1,726 total completions or 111 per annum).

The FOI response (CD9.13 Appendix One) includes affordable housing completion rates data for the years 2026/17 to 2021/22 and 2024/25 which have only now been identified as incorrect. The FOI response under-reports the total affordable dwelling count for the past 4 years (2021/22 to 2024/25) by 75 units, leading to an inaccurate representation of delivery.

5. Applying the past prevailing rates of delivery (26% and 22%) to the deliverable supply 861 or 1,130 and policy compliant delivery (30%), results in the following annual delivery of affordable homes between 2025 and 2030.

	Appellant	LPA
Deliverable Supply	861	1,130
26%	224	294
22%	189	249
30% (policy compliant)	258	339
Annual supply at 26%	45 per annum	57 per annum
Annual supply at 22%	38 per annum	49 per annum
Annual supply at 30%	52 per annum	68 per annum

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The LPA consider that the deliverable supply should be carried forward from the 5YHLS SoCG (CD8.8) as set out in paragraph 2. For the avoidance of doubt this is 995 homes on the Appellants case and 1130 homes on the LPA's case.

Applying the HLAS derived past prevailing rates of delivery at 26% to the deliverable supply 995 or 1,130 and policy compliant delivery (30%), results in the following annual delivery of affordable homes between 2025 and 2030.

	Appellant	LPA
Deliverable Supply	995	1,130
26%	259	294
30% (policy compliant)	299	339
Annual Supply at 26%	52 per annum	59 per annum
Annual Supply at 30%	60 per annum	68 per annum

6. On the Appellant's case the likely supply of affordable housing is between 38 and 52 homes per annum.

The LPA consider that, on the Appellant's case, the likely supply of affordable housing is between 52 (HLAS derived figure) and 60 homes per annum.

7. On the LPA's case the likely supply of affordable housing is between 49 and 68 homes per annum.

The LPA consider that, on the LPAs case, the likely supply of affordable housing is between 59 (HLAS derived figure) and 68 homes per annum.

James Stacey
Managing Director
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