

1) What price range does the Council consider to represent “affordability”?

The Council follows the definition of affordable housing set out in the National Planning Policy Framework, and the associated tenures specified within this. The definition does not set out a price range for affordable housing but includes products which define the price through at least a 20% reduction from the market value, or by calculating the rents through a nationally specified formula.

2) How can the Council commit to building 30% affordable housing when you have no control over the “viability assessment” loophole?

The Planning Authority will challenge any proposals which do not propose to deliver the policy compliant percentage of affordable housing; reviewing the proposals in-house as well as obtaining an independent review from the District Valuers/other consultant. Viability assessment is provided for in national and local policy. See more here: <https://www.gov.uk/guidance/viability>

3) Can residents be assured that the Council will insist at all stages of the development that 30% of these houses will be affordable?

The BLP Submission Version contains planning policy which seeks to secure that developers deliver 30% affordable housing across all qualifying sites. Affordable housing is secured through legal agreement. See more here: https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1353/overview_and_communications/1

4) If you are serious about Council owned sites – such as Maidenhead Golf Club – delivering 30% affordable housing, why is this not secured by policy in the proposed Local Plan?

The Local Plan includes the requirement for 30% affordable housing on all eligible sites which includes the Golf Club site. See more here: https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1353/overview_and_communications/1

5) What share will each of the “affordable housing” models have in the Council’s overall 30% commitment?

This is a matter that will be dealt with through the Borough Local Plan Examination. More information is contained in a letter to Slough Borough Council which is on the website. You can read Cllr Coppinger’s letter here: https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1353/overview_and_communications/1

6) What is the Council’s target market for the proposed affordable house?

Affordable homes will be available for any resident that meets the national eligibility criteria. Nominations to properties will be assessed through the Council’s allocation policy. See more here: https://www3.rbwm.gov.uk/info/200118/housing/1386/housing_overview/2

7) What research has the Council carried out that shows that 30% affordable housing will be sufficient to meet all the needs?

As part of the evidence base for the Borough Local Plan, the Planning Authority along with other Berkshire Authorities, commissioned a Strategic Housing Market Assessment which looked into levels of affordable housing and housing need. You can read the SHMA here: https://www3.rbwm.gov.uk/info/200209/planning_policy/483/berkshire_strategic_housing_market_assessment

8) How will the Council ensure that this proposed housing plan will enable the Borough to house and support our residents, especially the ones on low income, and not just disrupt lives by pushing some of the most vulnerable members of our community onto other Boroughs?

The Local Plan will seek to deliver the maximum deliverable amount of affordable housing which will provide a range of affordable housing options for low income households living in the borough. See more in Cllr Coppinger's aforementioned letter to Slough Borough Council: https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1353/overview_and_communications/1

9) Can we take it the Council sees crowding as the only practical means of providing affordable housing, and that the occupiers of affordable houses should expect to have smaller than average rooms, and sub-standard to zero provision of private open space?

The density of development proposed is linked to overall plans to deliver the quantum of new homes needed to house the growing population and will provide a regenerated town centre in Maidenhead and a rejuvenated Ascot. Affordable homes provided will be in keeping with the market housing offer in design and appearance (known as tenure blind), and will be delivered in accordance with the national space standards recommended by the Homes England.

10) Can the Council answer the above nine questions, backed by tangible evidence?

Yes, see answers above.