

LAND AT OFFICERS' MEADOW, LAND NORTH OF SHENFIELD, ALEXANDER
LANE, SHENFIELD, ESSEX, CM15 8QF

JOINT STATEMENT IN BEHALF OF

CROUDACE HOMES LIMITED (THE APPELLANT)
AND
BRENTWOOD BOROUGH COUNCIL (THE LOCAL PLANNING AUTHORITY)

1. In paragraphs 2.36-2.44 of Ms Piper's Rebuttal Proof Evidence, the Appellant signalled a willingness to review the mix of its proposed affordable housing, in terms of tenure and unit size, in order better to meet the concerns of the Local Planning Authority:
 - a. In paragraph 2.36, and under the heading "The Need for Family Housing", the Appellant confirmed that, having now seen the Housing Register and Transfer List, "there is a need for less 2 beds and more 3 bed dwellings in 2024".
 - b. In paragraph 2.38, and under the same heading, the Appellant went on to confirm that, in light of this accepted need, they:

"... would be willing to continue their positive and proactive approach to delivering this site by decreasing the number of 2 beds and increasing the number of 3 beds ... to better match the need of the Housing Register [than] the current full application".
 - c. Thereafter, and in paragraph 2.39, this time under the heading "NPPF December 2024", the Appellant further went on expressly to acknowledge:

"... the Government's move, as part of the Plan for Change to address the acute and entrenched housing crisis, to support higher levels of affordable properties to rent ..."
 - d. Accordingly, in paragraph 2.40 and under the same heading, the Appellant stated in terms that they would also "... be willing to amend the Appeal Application tenure mix ...".
2. All of this was warmly welcomed by the Local Planning Authority in its "Response to the Appellant's Rebuttal Statement", sent to the Planning Inspectorate on 5th February 2025, and in which it was confirmed that:

- a. The Local Planning Authority would work with the Appellant to agree an affordable housing mix, to be achieved in this Appeal and without affecting large parts of the Appeal Proposals; and
 - b. To these ends would “be flexible on the final actual number of 3-bed units so as to ensure that this process runs smoothly.”
3. The parties are happy to confirm that this joint exercise has been successful and that the following affordable housing mix has been agreed, with the changes from the original Appeal Proposal also highlighted:

Agreed Alternative Mix			73%	27%	Appeal Proposals		47%	53%
16no 2 bed swaps	No of units	%	No of Affordable Rent	No of Shared Ownership	No of units	%	Aff Rent	SO
1B apartment	33	27%	33		33	27%	17	16
2B (4 people) apartment	14	11%	14		14	12%	6	8
2B (4 people) house	43	36%	23	20	59	48%	27	32
3B house	29	24%	17	12	13	11%	6	7
4B house	2	2%	1	1	2	2%	1	1
	121	100	88	33	121		57	64

4. It will readily be appreciated that there have been significant changes in terms of both tenure and the size of units, with a dramatic increase in both Affordable Rent units and 3-bedroom accommodation:
 - a. The number of Affordable Rent units has increased from 57 to 88 (in percentage terms, an increase from 47% to 73%), with a corresponding reduction in the number of Shared Ownership units from 64 to 33 (55% to 27%); and
 - b. The number of 3-bedroom units has increased from 13 to 29 (+16), of which 17 will now be Affordable Rent, up from just 6 (+11), with a corresponding reduction in 2-bedroom units from 73-57 (-16).
5. The Local Planning Authority consider that this very welcome move towards meeting the most pressing affordable housing needs of the Borough, and without the need for

a section 96A application so that early delivery can be achieved, is sufficient clearly to outweigh any concerns it had regarding the mix of uses, or design, of the Appeal Proposal. Accordingly, the Local Planning Authority is happy to confirm that:

- a. It unequivocally supports the grant of planning permission with the amended affordable housing mix which has been agreed; and to these ends
- b. Withdraws its Proofs of Evidence, Statement of Case and apposite parts of the Statement of Common Ground (which are now out-of-date).

6. Further, and given the agreement that has now been reached:

- a. Both parties invite the Inspector to grant permission accordingly, subject to appropriate conditions and the section 106 Agreement;
- b. Neither party seeks an award of costs against the other, nor supports in any way at all an Inspector-initiated award; and
- c. It is agreed between the parties, that neither party¹ will publicise either the Statement of Common Ground, or the appeal outcome, in a manner detrimental to the other.

Signed on behalf of Brentwood Borough Council



Emma Goodings Director of Place, Brentwood Borough Council 7th February 2025

Signed on behalf of Croudace Homes Limited



J Piper, Lucid Planning Ltd on behalf of Croudace Gomes Ltd, 7 February 2025

¹ Meaning in this regard, the bodies corporate or anybody speaking on behalf of the bodies corporate in an official capacity and with authority to do so.

