



Affordable Housing Consultee Response

Planning Application Ref:	25/P/01521
Location:	Shortlands Farm, Guildford Road, Ash, Guildford, GU12 6DF
Proposal:	Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved, for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3); green and blue infrastructure and associated service and utility structures.
Date:	9 December 2025

The application proposes 50% affordable housing, which is supported. We would expect the affordable homes to include a suitable range of property sizes and to follow the policy-compliant tenure mix of 70% rented (social or affordable rent) and 30% affordable home ownership. The applicant may deliver 40% of the affordable housing in accordance with the policy tenure mix, with the remaining 10% provided as Discount Market Sale units.

Below would be a suitable mix of sizes for the affordable housing.

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
40	30	25	5

The application must provide further details that shows a clear and policy-compliant affordable housing offer. Affordable housing must be indistinguishable ('tenure blind') from market homes in terms of external appearance and quality, well integrated across the site, designed to meet relevant space standards, accessibility requirements, and be energy efficient. Affordable homes (excluding Discount Market Sale) will be required to be delivered by a Registered Provider of Affordable Housing.

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