

EPC Internal mail ---- On Mon, 03 Nov 2025 21:09:22 +0000 **Shawn Dickens** <redacted> wrote --

Dear Colleagues, Apologies for being so late. I had other priorities.

Please find attached the latest progress update from the Affordable Housing Working Group for your consideration at the upcoming Full Council meeting, Item 8.

This report outlines the activity of the Working Group over the current council year (April 2025 – April 2026), including a summary of meetings held, key developments regarding Site A (Hollybush Farm), and the renewed investigations into alternative sites for delivering much-needed social rent housing in our village.

While progress has been slower than anticipated due to evolving site circumstances and planning dependencies, the group remains committed to identifying a viable location for a small-scale, community-led affordable housing scheme. The update also outlines the next steps, including our forthcoming meeting on 2 December 2025 and plans to brief the Council in early 2026.

I welcome any questions or comments during the meeting and look forward to discussing the next phase of our work.

Cllr Dickens 3/11/25

Item 8 – EPC Affordable Housing Working Group: Progress Update

Date: 4 November 2025

Author: Cllr Dickens

Classification: Public

Project Rural Exception Site Eversley

Meetings to Date (Council Year: April 2025 – April 2026)

The Working Group has held **six virtual meetings** via Microsoft Teams, each approximately one hour in duration:

- 6 December 2024
- 23 January 2025
- 8 May 2025
- 28 August 2025
- 17 September 2025
- 22 October 2025

Next meeting scheduled: 2 December 2025

Progress Summary

Progress has been **slower than anticipated**, primarily due to site viability and planning dependencies. The group remains committed to delivering **social rent-only housing** for the village, but progress is contingent on the readiness of suitable sites.

Site A – Hollybush Farm

- Since **April 2025**, the landowner has opted to pursue a **larger development** (190 homes with SANG), submitting both a **pre-application** and an **outline planning application** (currently undetermined).
 - The Working Group's original proposal for **10 affordable units** on a reserved plot is now **on hold**, pending the outcome of the landowner's application.
 - Access issues have arisen: the original plan included a small access road, but the new site design requires access through the landowner's proposed highways.
 - **Cost implications** and **site access** are now key considerations.
 - The Working Group continues to **reserve the site** in the interest of securing long-term social housing for the village.
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Alternative Site Investigations

Due to the uncertainty around Site A, the group has resumed investigations into other potential sites:

- **Chandlers Farm:** Originally reserved for allotments. After a brief review, the site was deemed **not viable** for housing due to existing infrastructure (e.g., car parks).
 - **Site B – St Paul's Field:** Now considered **no longer viable**.
 - **Site C – Chequers Lane:** The landowner has been re-approached to assess **current availability** and explore **other potential sites** in the village, including those with multiple ownership.
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Next Steps

- **Working Group Meeting:** 2 December 2025
 - **Council Briefing:** Early 2026
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2020 Consultation References:

Main Site landing page <https://eversley.englishrural.org.uk/introduction>

Visuals sites A, B, C <https://eversley.englishrural.org.uk/visuals>

Frequently Asked Questions page <https://eversley.englishrural.org.uk/faqs>