



Trout Road

# Affordable Housing Statement

October 2025

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## 1. Introduction

- 1.1 This Affordable Housing Statement ('AHS') has been prepared by DP9 Limited on behalf of the Applicant, Troutbourne LLP, to accompany a planning application for the phased redevelopment of Rainbow and Kirby Industrial Estates, Trout Road, Yiewsley, UB7 7XT ('the Site') to provide a mix of residential and commercial uses and associated works ('the Proposed Development').
- 1.2 The Site comprises the Rainbow and Kirby Industrial Estate which measures approximately 2.3 hectares within the London Borough of Hillingdon ('LBH'). A detailed description of the Site is provided in the Planning Statement prepared by DP9 which is submitted as part of the planning application.
- 1.3 A full summary of the Proposed Development can also be found in the Planning Statement, but to summarise, planning permission is sought for:

*"Demolition of existing structures and phased re-development of the site to provide nine plots ranging between three and 11 storeys in height (including ground level) to include residential uses (Use Class C3), flexible retail/caf  /restaurant floorspace (Class E (a,b,c)), light industrial floorspace (Class E (g)(iii), associated hard and soft landscaping, car parking, cycling parking, servicing, refuse and plant areas, public realm improvements, highways works and other works associated with the development".*

- 1.4 The residential component of the Proposed Development includes new affordable housing and this AHS seeks to provide an overarching summary of the affordable housing provision. The Planning Statement sets out the framework provided by relevant tiers of planning policy of relevance to affordable housing, and the compatibility of the affordable provision with development plan policies.



## 2. The Affordable Housing Provision

2.1 The Site is being developed for a mix of uses which include residential (Class C3), flexible retail/café/restaurant (Class E(a,b,c)), and light industrial (Class E(g)(iii)). The quantum of development proposed includes:

- 433 residential homes (Class C3);
- 286.3sqm (GIA) of commercial floorspace (Class E(a,b,c));
- 2,005sqm (GIA) of light industrial floorspace (Class E(g)(iii));
- 5,661sqm of public open space;
- 1,574sqm of play space; and
- Associated vehicle and cycle parking, landscaping, amenity space, and associated works.

2.2 The provision of 433 dwellings includes 128 affordable homes, which equates to a provision of 35% when calculated as a percentage of total habitable rooms.

2.3 In line with national and local planning policy, the affordable housing provision includes Social Rent and Intermediate housing products.

2.4 It is proposed that the affordable provision is delivered as a mix of 88 Social Rent homes and 40 Intermediate homes, which equates to a tenure split of 69:31. It would be impossible for any scheme of 128 affordable dwellings to achieve a perfect 70:30 split as required by Local Plan Part 2 Development Management Policy DMH7, as the percentage split would not result in full dwelling numbers. The provision does however meet the London Plan Policy H6 requirement for a minimum of 30% of affordable accommodation to be Low-Cost Rented, and a minimum of 30% to be an Intermediate product. As such, the 69:31 split is considered an acceptable quantum which responds to the aspirations of local policy and accords with London Plan requirements



2.5 The Proposed Development provides a mix of house types within the affordable provision in accordance with Local Plan Part 2 Development Management Policy DMH2 and London Plan Policy H10.

Table 1: Affordable housing mix

	Intermediate	Social Rent	Total
1B2P	12	26	29.7%
2B3P	5	1	4.7%
2B4P	21	42	49.2%
3B4P	2	8	7.8%
3B6P	0	11	8.6%
<b>Total</b>	<b>40</b>	<b>88</b>	<b>100%</b>



### **3. Conclusion**

- 3.1 The Proposed Development comprises, alongside commercial and industrial uses, the provision of 433 new dwellings, of which, 128 will be affordable.
- 3.2 The affordable housing provision includes both Social Rent and Intermediate housing, achieving a 69:31 split respectively. The housing mix includes a mix of house sizes which range from one-bedroom two-person, to three-bedroom six-person.
- 3.3 The quantum, tenure, and mix of housing proposed aligns with local policy requirements as set out above. This provision seeks to offer a range of products which target a mix of groups and household incomes and contributes to the local affordable housing provision.



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