

Affordable Housing Scheme

Heyford Park

On behalf of Elgin Investments LLP

9th November 2020

1. Introduction

This Affordable Housing Statement has been prepared on behalf of Elgin Investments LLP.

It is submitted pursuant to discharging the relevant obligation under the S106 Agreement (with reference to the full planning application ref 16/02446/F dated 6th April 2020) (“the Planning Obligation”) concerning the submission and approval of an Affordable Housing Scheme. “Eligible Occupier” has the meaning given to it in the Planning Obligation.

Clause 2.1 of Schedule 2 of the S106 Agreement requires that an Affordable Housing Scheme is to be approved by Cherwell District Council.

2. Proposed Mix of Tenure and Units

The proposed mix submitted for approval has been assessed during the planning process and is as follows:

Affordable Rent									
Type	Flats		Maisonettes			Houses			
Bedrooms	1b2p	2b4p	1b2p	2b4p	2B-DIS	2b4p	3b5p	4b6p	Total
Total	12	7	10	4	1	4	20	4	62
Percentage	19.4%	11.3%	16.1%	6.5%	1.6%	6.5%	32.3%	6.5%	100%

Affordable Shared Ownership									
Type	Flats		Maisonettes			Houses			
Bedrooms	1b2p	2b4p	1b2p	2b4p	2B-DIS	2b4p	3b5p	4b6p	Total
Total	0	3	0	6	0	8	10	0	27
Percentage	0.0%	11.1%	0.0%	22.2%	0.0%	29.6%	37.0%	0.0%	100%

3. Affordable Housing Standards

50% of the Affordable Rental housing to comply with Building Regulations 2010 Part M4(2) Category 2: Accessible and adaptable dwellings.

The Affordable Rental housing shall be constructed to Design and Quality Standards published by the Housing Corporation in April 2007 with the exception of the Code for Sustainable Homes.

The Shared Ownership housing shall be designed to be the same external design as the open market dwellings.

The Shared Ownership housing shall be constructed to the same standard as the opening market dwellings.

Plot 502 within affordable rental apartment block SPF6 to be provided as a fully wheelchair accessible and built in compliance with Building Regulations optional requirement M4(3) Category 3 Wheelchair user dwellings.

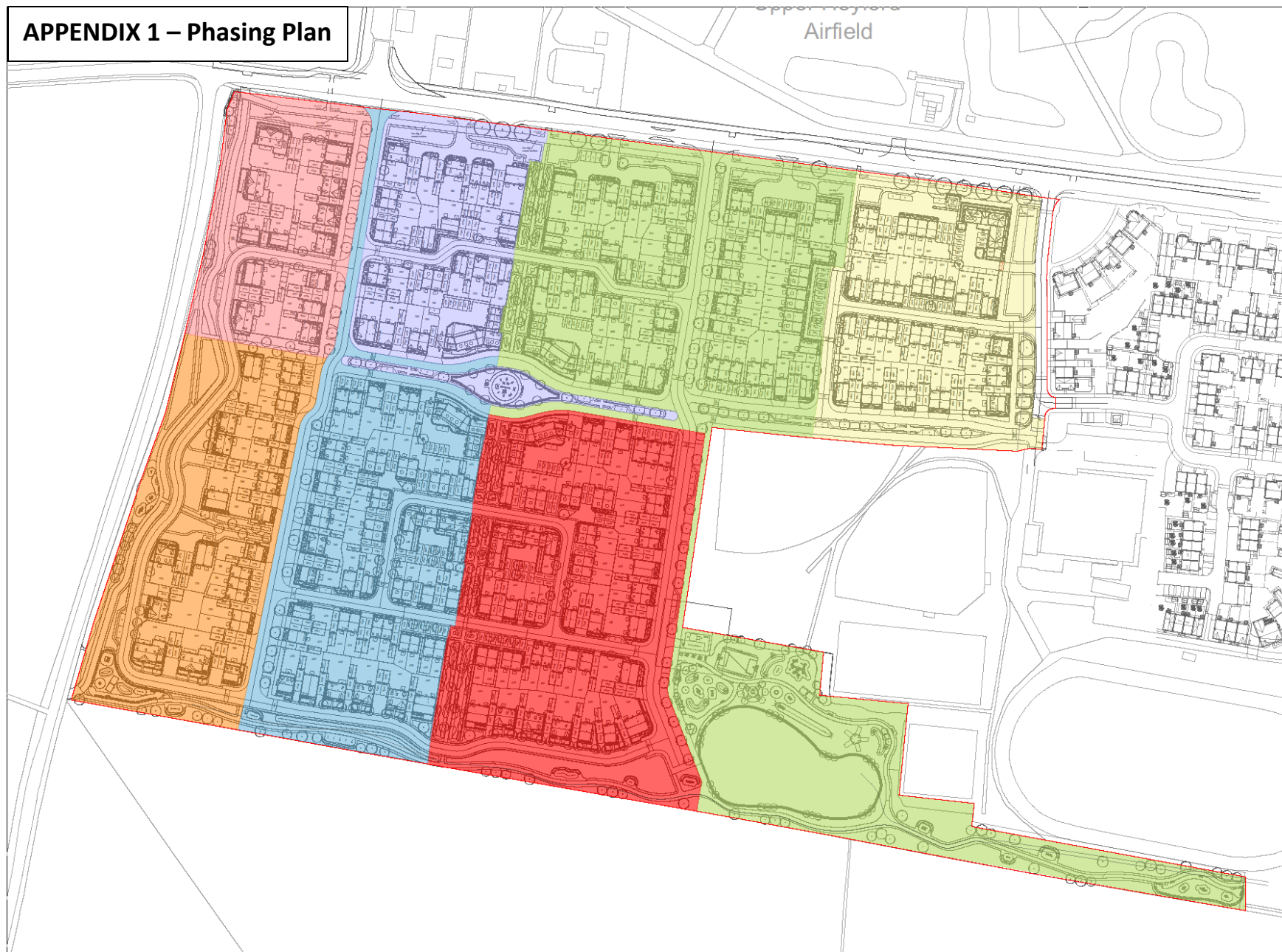
4. Affordable Housing Phasing

The affordable housing will be delivered in accordance with the phasing plan Ref D.0341_157 (Appendix 1) and the following schedules. The locations of individual units are also identified on the approved planning layout Ref 0521-PH9-102 (Appendix 2) with affordable rental houses identified with a pink square and shared ownership with a pink circle.

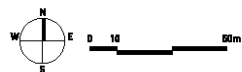
Affordable Rent									
	Flats		Maisonettes			Houses			
	1b2p	2b4p	1b2p	2b4p	2B-DIS	2b4p	3b5p	4b6p	Total
9A	4	2	2	0	1	0	0	0	9
9B	2	0	2	0	0	0	2	1	7
9C	2	1	2	0	0	2	8	1	16
9D	2	2	2	2	0	2	8	1	19
9E	2	2	2	2	0	0	2	1	11
9F	0	0	0	0	0	0	0	0	0
9G	0	0	0	0	0	0	0	0	0
Total	12	7	10	4	1	4	20	4	62
Percentage	19.4%	11.3%	16.1%	6.5%	1.6%	6.5%	32.3%	6.5%	100%

Affordable Shared Ownership									
	Flats		Maisonettes			Houses			
	1b2p	2b4p	1b2p	2b4p	2B-DIS	2b4p	3b5p	4b6p	Total
9A	0	0	0	0	0	0	0	0	0
9B	0	2	0	2	0	0	6	0	10
9C	0	1	0	3	0	4	2	0	10
9D	0	0	0	1	0	4	2	0	7
9E	0	0	0	0	0	0	0	0	0
9F	0	0	0	0	0	0	0	0	0
9G	0	0	0	0	0	0	0	0	0
Total	0	3	0	6	0	8	10	0	27
Percentage	0.0%	11.1%	0.0%	22.2%	0.0%	29.6%	37.0%	0.0%	100%

APPENDIX 1 – Phasing Plan



KEY	
	SITE BOUNDARY
	PHASE 9A
	PHASE 9B
	PHASE 9C
	PHASE 9D
	PHASE 9E
	PHASE 9F
	PHASE 9G



HEYFORD PARK - PHASE 9, PHASING PLAN



HEYFORD, BICESTER

Year	Sex	Age	Year	Sex	Age	Year	Sex	Age	Year	Sex	Age
1971	M	2	1976	F	10	1981	M	15	1986	F	20
1972	M	3	1977	F	11	1982	M	16	1987	F	21
1973	M	4	1978	F	12	1983	M	17	1988	F	22
1974	M	5	1979	F	13	1984	M	18	1989	F	23
1975	M	6	1980	F	14	1985	M	19	1990	F	24
1976	M	7	1981	F	15	1986	M	20	1991	F	25
1977	M	8	1982	F	16	1987	M	21	1992	F	26
1978	M	9	1983	F	17	1988	M	22	1993	F	27
1979	M	10	1984	F	18	1989	M	23	1994	F	28
1980	M	11	1985	F	19	1990	M	24	1995	F	29
1981	M	12	1986	F	20	1991	M	25	1996	F	30
1982	M	13	1987	F	21	1992	M	26	1997	F	31
1983	M	14	1988	F	22	1993	M	27	1998	F	32
1984	M	15	1989	F	23	1994	M	28	1999	F	33
1985	M	16	1990	F	24	1995	M	29	2000	F	34
1986	M	17	1991	F	25	1996	M	30	2001	F	35
1987	M	18	1992	F	26	1997	M	31	2002	F	36
1988	M	19	1993	F	27	1998	M	32	2003	F	37
1989	M	20	1994	F	28	1999	M	33	2004	F	38
1990	M	21	1995	F	29	2000	M	34	2005	F	39
1991	M	22	1996	F	30	2001	M	35	2006	F	40
1992	M	23	1997	F	31	2002	M	36	2007	F	41
1993	M	24	1998	F	32	2003	M	37	2008	F	42
1994	M	25	1999	F	33	2004	M	38	2009	F	43
1995	M	26	2000	F	34	2005	M	39	2010	F	44
1996	M	27	2001	F	35	2006	M	40	2011	F	45
1997	M	28	2002	F	36	2007	M	41	2012	F	46
1998	M	29	2003	F	37	2008	M	42	2013	F	47
1999	M	30	2004	F	38	2009	M	43	2014	F	48
2000	M	31	2005	F	39	2010	M	44	2015	F	49
2001	M	32	2006	F	40	2011	M	45	2016	F	50
2002	M	33	2007	F	41	2012	M	46	2017	F	51
2003	M	34	2008	F	42	2013	M	47	2018	F	52
2004	M	35	2009	F	43	2014	M	48	2019	F	53
2005	M	36	2010	F	44	2015	M	49	2020	F	54
2006	M	37	2011	F	45	2016	M	50	2021	F	55
2007	M	38	2012	F	46	2017	M	51	2022	F	56
2008	M	39	2013	F	47	2018	M	52	2023	F	57
2009	M	40	2014	F	48	2019	M	53	2024	F	58
2010	M	41	2015	F	49	2020	M	54	2025	F	59
2011	M	42	2016	F	50	2021	M	55	2026	F	60
2012	M	43	2017	F	51	2022	M	56	2027	F	61
2013	M	44	2018	F	52	2023	M	57	2028	F	62
2014	M	45	2019	F	53	2024	M	58	2029	F	63
2015	M	46	2020	F	54	202					
GRAND TOTAL											
60											

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Year	Sex	Age	Year	Sex	Age	Year	Sex	Age	Year	Sex	Age
1971	M	2	1976	F	10	1981	M	15	1986	F	20
1972	M	3	1977	F	11	1982	M	16	1987	F	21
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1974	M	5	1979	F	13	1984	M	18	1989	F	23
1975	M	6	1980	F	14	1985	M	19	1990	F	24
1976	M	7	1981	F	15	1986	M	20	1991	F	25
1977	M	8	1982	F	16	1987	M	21	1992	F	26
1978	M	9	1983	F	17	1988	M	22	1993	F	27
1979	M	10	1984	F	18	1989	M	23	1994	F	28
1980	M	11	1985	F	19	1990	M	24	1995	F	29
1981	M	12	1986	F	20	1991	M	25	1996	F	30
1982	M	13	1987	F	21	1992	M	26	1997	F	31
1983	M	14	1988	F	22	1993	M	27	1998	F	32
1984	M	15	1989	F	23	1994	M	28	1999	F	33
1985	M	16	1990	F	24	1995	M	29	2000	F	34
1986	M	17	1991	F	25	1996	M	30	2001	F	35
1987	M	18	1992	F	26	1997	M	31	2002	F	36
1988	M	19	1993	F	27	1998	M	32	2003	F	37
1989	M	20	1994	F	28	1999	M	33	2004	F	38
1990	M	21	1995	F	29	2000	M	34	2005	F	39
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1995	M	26	2000	F	34	2005	M	39	2010	F	44
1996	M	27	2001	F	35	2006	M	40	2011	F	45
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2011	M	42	2016	F	50	2021	M	55	2026	F	60
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2013	M	44	2018	F	52	2023	M	57	2028	F	62
2014	M	45	2019	F	53	2024	M	58	2029	F	63
2015	M	46	2020	F	54	202					
GRAND TOTAL											
60											



PLANNING LAYOUT



DATE: AUGUST 2016
DRAWN: JNT

■ ■ DRAWING TITLE: PLANNING LAYOUT
 ■ ■ DRAWING NO: 037-215-102



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