

# Affordable Housing Scheme

Land at Stone Pits, Hempton Road, Deddington, Banbury, OX15 0QH

Burrington Estates (Midlands) Ltd

July 2021

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## 1. Introduction

This affordable housing scheme has been prepared by Burrington Estates (Midlands) Ltd.

It is submitted to discharge the relevant obligation under the Section 106 Agreement (App Ref: 18/02147/OUT) concerning the submission and approval of an Affordable Housing Scheme.

## 2. Location and External Appearance of the Affordable Housing Dwellings

The 'Site Plan as Proposed' (Ref: 291-P102 Rev F) as submitted with the Reserved Matters Application (App Ref: 20/03660/REM) illustrates that there will be a policy compliant provision of 7 affordable housing dwellings on this site. They are marked on the drawing as Plots 15 – 21 and are highlighted using “\*A”. These units have allocated parking spaces shown in the northeast corner of the site.

Elevation and Floorplans have been submitted with the Reserved Matters application. The relevant drawings are as follows:

- 201 – P232 Rev C – Plot 15 – 18 Floorplans
- 201 – P233 Rev C – Plot 15-18 Elevations
- 201 – P234 Rev B – Plot 19 - 21 Floorplans
- 201 – P235 Rev C – Plot 19-21 Elevations

These plots will be elevated using a combination of brick and stone. A Materials Plan has been submitted to officers which advises that Plots 15-18 will be constructed in natural stone with natural slate roofs, whilst plots 19-21 will be elevated in red brick with red tile. It should be noted that the provision material split has been accepted by officers, but the actual materials are still to be agreed.

The affordable plots will be constructed to the same standard as the open market units and therefore should be considered as tenure blind.

## 3. Types and Sizes of Affordable Housing Dwellings

As per the submitted details please note the following details:

- Plot 15 / 16 – 541sq ft – 1 Bed Maisonette
- Plot 17 – 1001 sqft – 3 Bed House
- Plot 18 – 1001 sqft – 3 Bed House
- Plot 19 – 850 sq ft – 2 Bed House
- Plot 20 – 850 sq ft – 2 Bed House
- Plot 21 – Sq ft – 2 Bed House

#### 4. Tenure of Affordable Housing

In accordance with the Section 106 Agreement, the tenure mix of the affordable housing units will be as follows:

##### **Affordable Rent Housing – 71%**

- 3 x 2 bed 4 person houses (Plots 19 – 21)
- 2 x 3 Bed 5 person houses (Plots 15 / 16)

##### **Shared Ownership – 29%**

- 2 x 1 bed person maisonette (Plots 17 and 18)

#### 5. Affordable Housing Standards

In accordance with the Section 106 Agreement, proposed affordable housing units will be constructed in accordance with Technical Housing Standards – Nationally Described Space Standards.

Whilst the Shared Ownership units will be constructed to the same standard as the open market units.

#### 6. Phasing

This development will be built in one phase and the affordable housing units will be delivered in accordance with the trigger points set out in the Section 106 Agreement.

#### 7. Registered Providers Details

At the time of writing this document, we are in discussions with Rentplus - [Rent to Buy Scheme | Local Housing Solutions | Rent to Own | Rentplus-UK](#)