**Affordable Housing Scheme – Rev B**

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

**Burrington Estates (Midlands) Ltd**

**July 2022**

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.

1. **Location and External Appearance of the Affordable Housing Dwellings**

The ‘Site Plan as Proposed’ (Ref: 201-P102 Rev F) as approved 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 approved within the Reserved Matters application. The relevant drawings are as follows:

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

These plots will be elevated using a combination of brick and stone. A Materials Plan (201-P106C) has been approved by 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 Cembrit Westerland tile.

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

1. **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
1. **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 17 / 18)

**Shared Ownership – 29%**

* 2 x 1 bed person maisonette (Plots 15 and 16)
1. **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. In addition, please note that Plots 19-21 will comply with Part M4(2) as stipulated within the Section 106 Agreement.

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

1. **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. Please note that Plots 19-21 will be handed over to the Housing Association in November 2022. Whilst plots 15-18 will be handed over in December 2022.

1. **Registered Providers Details**

At the time of writing this document, we have agreed a deal in principle with GreensquareAccord. It is expected that this agreement will be signed and completed within the next 2 to 3 weeks.