

Affordable Housing Scheme

In respect of:

**Land at Hook Norton
Road,**

Prepared by:

Pioneer Property Services Ltd

On behalf of:

Gade Homes

Date:

3rd August 2021

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1 INTRODUCTION

- 1.1 This Affordable Housing Scheme considers the provision of affordable housing as part of the residential development to be undertaken by Gade Homes (“the Applicant”) at Hook Norton Road, Sibford Ferris (“the application site”).
- 1.2 The site benefits from an Outline planning permission (reference 18/01894/OUT), with a Deed of Agreement having been entered into (dated 25th September 2019) under Section 106 of the Town and Country Planning Act 1990 (“the Section 106 Agreement”).
- 1.3 The Section 106 Agreement stipulates that an Affordable Housing Scheme shall be submitted to Cherwell District Council and approved in writing prior to commencement of the development. This document has been produced to satisfy that requirement and has been submitted as part of the Reserved Matters application for the application site.

2 AFFORDABLE HOUSING SCHEME

- 2.1 The Section 106 Agreement defines “Affordable Housing Scheme” and sets out 6 sub-clauses to which the applicant must demonstrate compliance. This document will identify each obligation in turn (Roman numerals added for clarity) and provide details as to how each is intended to be complied with.
- 2.2 ***i) Details of the numbers, locations and external appearance of the Affordable Housing Dwellings; including the timing of construction of the Affordable Housing Dwellings***
 - 2.2.1 The affordable housing will comprise a total of nine dwellings, to be situated on the site as identified in the Site Plan (ref. 3699.101 Rev M) submitted with the reserved matters application. The Site Plan is included at Appendix 1.
 - 2.2.2 The affordable dwellings will be designed in such a way as to make them externally visually indistinguishable from the open market dwellings, so far as is possible.
 - 2.2.3 The affordable homes will be constructed in line with the delivery timescales set out in the Section 106 Agreement, under clauses 2.2, 2.3 and 2.4 of the Second Schedule. Clause 2.2 of the Section 106 Agreement requires that no more than 30% of the market dwellings be

occupied until a contract for the sale of the affordable housing land and dwellings has been entered in to with a Registered Provider.

2.2.4 Clause 2.3 of the Section 106 Agreement stipulates that no more than 50% of the market dwellings on the site shall be occupied before all the affordable housing has been made ready for occupation.

2.2.5 Clause 2.4 then further details that no more than 75% of the Market dwellings be occupied until the affordable housing has been completed and transferred to a Registered Provider.

2.2.6 The applicant will comply with the aforementioned timescales for affordable housing delivery set out within the Section 106 Agreement.

2.3 ii) Details of the types and size of the Affordable Housing Dwellings, provided that the Affordable Housing Dwellings shall be in a range of unit types and sizes having regard to the mix of the Market Dwellings and iii) confirmation of tenures of the Affordable Housing Dwellings to which the scheme relates which shall reflect the Affordable Housing Tenure Mix unless otherwise agreed in writing with the District Council

2.3.1 The affordable housing has been designed having regard for both the mix of the market dwellings and also the local housing need requirements.

2.3.2 As per the mix prescribed in the Section 106 agreement, the following house types, sizes, and tenures will be provided:

Table 1

| House type | Size | Affordable Rent no. | Shared Ownership no. | TOTAL |
|----------------------|--------|---------------------|----------------------|-------|
| 1-bed 2-person house | 58 sqm | 2 | 0 | 2 |
| 2-bed 4-person house | 79 sqm | 3 | 2 | 5 |
| 3-bed 5-person house | 94 sqm | 1 | 1 | 2 |

2.3.3 The affordable housing provision in Table 1 above accords with the requirements set out within the Section 106 agreement.

2.4 *iv) Confirmation of the Affordable Housing Standards arrangements for the Affordable Housing Dwellings to which the scheme relates*

2.4.1 The affordable housing will comply with the requirements in the Section 106 Agreement, as identified under the definition of “Affordable Housing Standards” within the agreement.

2.4.2 All affordable units will meet at least the minimum sizes stated within the Nationally Described Space Standards.

2.4.3 The 2-bed and 3-bed houses for Affordable Rent will be designed to comply with Building Regulations 2010 Part M4(2): *Accessible and Adaptable Dwellings*.

2.4.4 The affordable dwellings will be designed in such a way as to make them externally visually indistinguishable from the open market dwellings, as so far is possible. Shared Ownership dwellings will be built to a standard equivalent to the market dwellings, complete with integrated kitchen appliances.

2.5 *v) Occupancy Criteria for Determining the identity of Occupiers of the Affordable Housing Dwellings and the means by which such occupancy shall be enforced*

2.5.1 The affordable housing will be let on Affordable Rent tenancies or sold on a Shared Ownership lease as per the agreed mix. In accordance with Clause 4 of the Second Schedule of the S106 Agreement, the Affordable Rent dwellings will be allocated to Qualifying Persons in-line with the Council’s Allocation Scheme and Nominations Agreement. Shared Ownership dwellings will be marketed through the local Help to Buy Agent (or successor body) and sold to eligible purchasers.

2.5.2 The contract for sale between the applicant and the purchasing Registered Provider will contain an obligation to comply in full with the occupancy criteria and all other relevant matters contained within the Section 106 Agreement.

2.6 *vi) Proposals to secure transfer of the Affordable Housing Dwellings to a Registered Provider at a price agreed between the Owner and the Registered Provider. The transfer shall contain a declaration that the Affordable Housing Dwellings are transferred subject to and with the benefit of this Deed*

- 2.6.1 The affordable housing will be transferred to a Registered Provider at a price which enables them to comply with the occupancy criteria contained within the Section 106 Agreement and detailed within this Affordable Housing Scheme. The affordable housing dwellings will be transferred in line with the delivery triggers detailed above.
- 2.6.2 The contract for sale and transfer between the applicant and the purchasing Registered Provider will contain an obligation to comply in full with the all relevant matters contained within the Section 106 Agreement.
- 2.7 *The identity of any prospective Registered Provider (if known)***
- 2.7.1 A Registered Provider has been provisionally identified, although it is premature to identify them as discussion are ongoing.

3 CONCLUSION

- 3.1 This Affordable Housing Scheme, submitted with a Reserved Matters application, has been produced to satisfy the requirements of the Section 106 Agreement binding on the site. The applicant is proposing a fully compliant set of affordable housing provisions that will assist the Council in addressing local housing need and demand.

APPENDIX 1 – SITE PLAN

NOTES:
 DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING
 ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE
 DIMENSIONS BEFORE ANY WORK IS FABRICATED

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REVISIONS

| Rev. | Date | Description |
|------|------|-------------|
| | | |

Client :
 GADE HOMES

Job :
 SIBFORD FERRIS
 BANBURY

Drawing Title:
 Proposed Site Plan

Scale:
 1:500 @ A1

Date: July 2021 Drawn By: MM Checked: MM

Drawing No: 3699.101 Revision: M

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