

Hayfield Homes

Affordable Housing Scheme

Land off Berry Hill Road, Adderbury

HAYFIELD

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Contents

1. Introduction	2
2. Affordable Housing Scheme	3

I. Introduction

- I.1 This Affordable Housing Scheme has been prepared in relation to land off Berry Hill Road in Adderbury ('the site'), to support a Reserved Matters application for 40 residential dwellings.
- I.2 This Scheme has been produced in accordance with the requirements of the Section 106 Agreement attached to the outline planning consent (application Ref: 19/00963/OUT), as set out at Clause 2.1 of the Second Schedule:

The Owner covenants with the District Council that they:

2.1 will submit a detailed scheme for the provision, proposed location and construction programme of the Affordable Housing Dwellings, including details of the proposed Affordable Housing Tenure Mix to the District Council for approval by the District Council which when approved becomes the Affordable Housing Scheme.

1 Affordable Housing Scheme

AFFORDABLE TENURE MIX

- 2.1 Clause 2.8 of the Second Schedule of the Section 106 Agreement requires the affordable housing to be provided in line with the Affordable Housing Indicative Dwelling and Tenure Mix, unless otherwise agreed in writing with the District Council.
- 2.2 The Affordable Housing Tenure Mix requires not less than 35% of the total dwellings within the development to be provided as affordable housing, split 70% Social Rented and 30% Intermediate housing. The Section 106 Agreement also stipulates the following affordable housing standards will apply to the development:
- Social Rented Dwellings: 50% to comply with the Building Regulations Requirement M4(2) (Accessible and Adaptable Dwellings);
 - Located in clusters of no more than 10 Affordable Dwellings, with no more than 6 Social Rented Dwellings in any one cluster;
 - Designed to the same external design as the Market Dwellings of the same type so as to be indistinguishable from the Market Housing; and
 - Constructed to the Nationally Described Space Standards for:
 - 1-bedroom 2-person dwellings;
 - 2-bedroom 4-person dwellings;
 - 3-bedroom 5-person dwellings; and
 - 4-bedroom 7-person dwellings.
- 2.3 In accordance with the above requirements, the development provides for 35% of total dwellings as affordable dwellings, with the following affordable housing mix:

House Type		M4(2) compliant	Social Rented	Shared Ownership	Total Affordable Provision
1-bed Maisonette (2 person)	A1 (CT)	✓ (GF unit)	4	0	4
2-bed House (4 person)	A2+	✓	4	3	7
3-bed House (5-person)	A3+	✓	2	1	3
			10 Units	4 Units	14 Units

LOCATION OF AFFORDABLE DWELLINGS

- 2.4 The affordable dwellings have been designed as an integral element of the development, and to be indistinguishable from the market dwellings. The location of the affordable dwellings is illustrated on the submitted Planning Layout Plan (Drawing Ref: P21-2984-01/M).

AFFORDABLE HOUSING: CONSTRUCTION PROGRAMME

- 2.5 The Section 106 Agreement attached to the outline planning consent, stipulates the following triggers for the delivery of affordable housing, which will be adhered to in the construction and delivery of this residential development:
- No more than 30% of the market dwellings (8 market units) are to be occupied until each area comprising the affordable housing has been offered to a Registered Provider (RP) and a binding contract has been exchanged with the RP for the purchase of the affordable housing.
 - No more than 60% of the market dwellings (16 market units) are to be occupied until the affordable housing is constructed and made available for occupation.
 - No more than 75% of the market dwellings (20 market units) can be occupied, until all of the affordable dwellings are available for occupation and transferred to a RP.
- 2.6 The relevant clauses of the Section 106 Agreement are set out in full below.

“2. The Owner covenants with the District Council that they:

2.2 will not implement or cause or permit the Implementation of the Development until the Affordable Housing Scheme has been approved in writing by the District Council;

2.3 will not Occupy or cause or permit the Occupation of more than thirty per cent (30%) of the Market Dwellings until

2.3.1 each area comprising the Affordable Housing Site has been offered to a Registered Provider together with all rights for Infrastructure and other rights reasonably necessary for the beneficial enjoyment of the Affordable Housing Dwellings to be constructed thereon and with a good and marketable freehold or long leasehold title free from incumbrances and with vacant possession on completion and capable of being fully serviced and properly connected to the public highway and a Registered Provider has exchanged a binding contract for the purchase of the Affordable Housing; and

2.3.2 there has been provided to the District Council's reasonable satisfaction the Infrastructure to serve each parcel of the Affordable Housing Site and the Affordable Housing Dwellings at no cost to or other contribution by the Registered Provider (other than the price agreed for the sale of the Affordable Housing Site);

2.4 will construct the Affordable Housing Dwellings and make the same ready for Occupation in accordance with the Affordable Housing Standards and the approved Affordable Housing Scheme to the reasonable satisfaction of the District Council as part of the Development upon the Site prior to use or Occupation of more than sixty per cent (60%) of the Market Dwellings;

- 2.5 *will not cause or permit more than seventy five per cent (75%) of the Market Dwellings to be used or Occupied unless and until the Owner has constructed all of the Affordable Housing Dwellings and made the same ready for Occupation as aforesaid in accordance with the Affordable Housing Standards and the approved Affordable Housing Scheme and the Affordable Housing Site has been offered to and transferred to a Registered Provider together with all rights for Infrastructure and other rights reasonably necessary for the beneficial enjoyment of the Affordable Housing Dwellings to be constructed thereon and with a good and marketable freehold or long leasehold title free from incumbrances and with vacant possession and capable of being fully serviced and properly connected to the public highway”.*