



CALA MANAGEMENT LIMITED
Land at OS Parcel 9507 south of 26 and
adjoining Fewcott Road, Fritwell
Affordable Housing Scheme

CALA Management Ltd
Gemini House, Mercury Park
Wooburn Green
Buckinghamshire
HP10 0HH

Telephone: 01628 536 300

website: www.cala.co.uk

Date: February 2023 rev A

Affordable Housing Scheme

1. INTRODUCTION

- 1.1 This Affordable Housing Scheme has been prepared by CALA Management Ltd and sets out the Affordable Housing Scheme to be implemented at Land at OS Parcel 9507 south of 26 and adjoining Fewcott Road, Fritwell.
- 1.2 This statement has been prepared to meet the requirements of Schedule Two of the S.106 legal agreement for the Outline application (ref. 19/00616/OUT) for 28 dwellings. This statement should be read along with the Design and Access Statement, Planning Statement and drawings also submitted and approved under the Reserved Matters application (ref. 21/02180/REM) made subsequently.

2. REQUIREMENT

- 2.1 Schedule Two of the S.106 legal agreement requires that an Affordable Housing Scheme be submitted to the Council prior to commencement of the development.
- 2.2 ***“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”***

3. PROVISION

- 3.1 Policy BSC3 of the Cherwell Local Plan 2015 states that development on the site should make provision for 35% affordable housing with 70% of the affordable housing being for rent and 30% as intermediate homes such as shared ownership.

3.2 Affordable Housing Dwellings are duly defined in the Second Schedule of the Legal Agreement for the site in accordance with the foregoing as:

3.3 ***“the Intermediate Housing or Affordable Rented Housing or Social Rented Housing or such alternative tenure to be agreed with the District Council that shall comprise not less than 35% of the total number of Dwellings on the Development.”***

3.4 The Affordable Housing Tenure Mix is also defined in the Second Schedule as:

3.5 ***“the mix of tenure and dwelling types whereby not less than 70% of the Affordable Housing Dwellings shall be provided as Social Rented Housing or Affordable Rented Housing and the remainder shall be Intermediate Housing as approved in writing by the District Council as part of the Affordable Housing Scheme.”***

3.6 Provision of the Affordable dwellings will be in accordance with the details approved at Reserved Matters stage (approval ref. 21/02180/REM). The house types and bedroom sizes were agreed, in accordance with 3.5 above, the tenure is as proposed as below:

Plot No.	House type	Tenure
5	1 bed	Affordable Rent
6	1 bed	Affordable Rent
7	3 bed	Shared Ownership
8	3 bed	Affordable Rent
9	2 bed	Affordable Rent
10	2 bed	Affordable Rent
18	2 bed	Shared Ownership
19	2 bed	Shared Ownership
26	2 bed	Affordable Rent
25	2 bed	Affordable Rent

4. PROPOSED LOCATION

4.1 The location of the Affordable dwellings is shown on the approved Tenure layout drawing ref. PLN.04 rev P. The appearance of the affordable plots is shown on approved house type drawings ref. PLN.08 rev A (plots 5 & 6), PLN.09 rev A (plots 7 & 8), PLN.10a rev A (plots 9 & 10), PLN.10b rev A (plots 18, 19, 25 & 26).

