

# Affordable Housing Scheme

March 2023

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## 1. Introduction

This affordable housing scheme has been prepared by Hester Architects Ltd & Deanfield Homes. It is submitted to discharge the relevant obligation under the Section 106 Agreement concerning the submission and approval of an Affordable Housing Scheme.

App Ref:

18/01894/OUT

APP/C3105/W/19/3229631

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

The Site Plan ("3699 101 Y" - Planning Layout), as approved with the Reserved Matters Application (App Ref: 21/02893/REM) illustrates that there will be a policy compliant provision of 9 affordable housing dwellings on this site. They Plots 1 – 9 on the drawing. These units have allocated parking spaces also marked 1 – 9.

Elevation and Floorplans have been approved within the Reserved Matters application.

The relevant updated working drawings are as follows:

- "3699 101 Y" (Planning Layout)
- "3699 102 H" (Plots 1-2)
- "3699 103 J" (Plots 3-6)
- "3699 104 H" (Plots 7-9)

These plots will be elevated using a combination of brick and stone. The materials have been approved by officers (based approved drawings listed above). 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 Number	Tenure	Type	M4(2)	SQM	SQFT
Plot 1	Affordable Rent Housing	1 bed 2 person	Not Required	50.00	538
Plot 2	Affordable Rent Housing	1 bed 2 person	Not Required	57.00	624
Plot 3	Affordable Rent Housing	3 bed 5 person	Yes - M4(2) Compliant	98.00	1,055
Plot 4	Affordable Rent Housing	2 bed 4 person	Yes - M4(2) Compliant	80.00	861
Plot 5	Affordable Rent Housing	2 bed 4 person	Yes - M4(2) Compliant	80.00	861
Plot 6	Affordable Rent Housing	2 bed 4 person	Yes - M4(2) Compliant	80.00	861
Plot 7	Shared Ownership	2 bed 4 person	Not Required	80.00	861
Plot 8	Shared Ownership	2 bed 4 person	Not Required	80.00	861
Plot 9	Shared Ownership	3 bed 5 person	Not Required	98.00	1,055

#### **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**

- 2 x 1 Bed 2 person houses (Plots 1 & 2)
- 3 x 2 Bed 4 person houses (Plots 3, 4 & 5)
- 1 x 3 Bed 5 person house (Plot 6)

##### **Shared Ownership**

- 2 x 2 Bed 4 person houses (Plots 7 & 8)
- 1 x 3 Bed 5 person house (Plot 9)

#### **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. In addition, please note that Plots 3 - 6 will comply with Part M4(2) as stipulated within the Section 106 Agreement. 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. Please note that Plots 1 – 9 will be handed over to the Housing Association around August 2024.

#### **7. Registered Providers Details**

At the time of writing this document, we have agreed a deal and are due to sign the contract with Paradigm Homes Charitable Housing Association Limited. It is expected that this agreement will be signed and completed within the next 1 week following appropriate acknowledgement / approval of this document.