

Affordable Housing Scheme

Heyford Park

On behalf of Dorchester Living Ltd

16th February 2023

1. Introduction

This Affordable Housing Statement has been prepared on behalf of Dorchester Living Ltd.

It is submitted pursuant to discharging the relevant obligation under the S106 Agreement (with reference to the full planning application ref 18/00825/HYBRID dated 9th September 2022) (“the Planning Obligation”) concerning the submission and approval of an Affordable Housing Scheme. “Eligible Occupier” has the meaning given to it in the Planning Obligation.

Clause 3.1 of Schedule 2 of the S106 Agreement requires that an Affordable Housing Scheme and Framework is to be approved by Cherwell District Council.

2. Proposed Mix of Tenure and Units

The proposed mix submitted for approval has been assessed during the planning process and is as follows:

Affordable Rent								
Type	Flats		Houses			Disability Units		
Bedrooms	1b2p	2b4p	2b4p	3b5p	4b6p	1B-DIS*	2B-DIS	Total
Total	38	24	97	56	20	8	4	247
Percentage	15%	10%	39%	23%	8%	3%	2%	100%

* 8 x 1 Bed Disability Unit requirement to be confirmed within Extra Care Scheme as per Clause 3.1 of Schedule 2

Affordable Shared Ownership							
Type	Flats / Maisonettes		Houses			Disability Units	
Bedrooms	1b2p	2b4p	2b4p	3b5p	4b6p	2B-DIS*	Total
Total	8	10	46	36	3	3	106
Percentage	8%	9%	43%	34%	3%	3%	100%

* 2 x 2 Bed Disability Unit requirement to be confirmed within Extra Care Scheme as per Clause 3.1 of Schedule 2

3. Affordable Housing Standards

50% of the Affordable Rental housing to comply with Building Regulations 2010 Part M4(2) Category 2: Accessible and adaptable dwellings.

Affordable housing shall be constructed to Nationally Described Space Standards published by the Ministry of Housing Communities & Local Government in March 2015.

Affordable housing shall be designed to be the same external design as the open market dwellings.

4. Affordable Housing Phasing

The Affordable housing will be delivered in accordance with the Framework Phasing Schedule. The Phasing agreed phasing is as per the submission for Condition 5 The locations of the individual units will be identified within the applicable Reserved Matters Application for each Phase.

Affordable Rent										
Phase	No. Plots	Flats		Maisonettes		Houses		Disability Units		Total
		1b2p	2b4p	2b4p	3b5p	4b6p	1B-DIS*	2B-DIS		
10	138	2	4	7	4	1				18
11	84	8	10						2	20
12	123	8	8	10	3				2	31
13	6									0
16	178			16	16	5				37
17	62			6	5	2				13
21	122	10		8	4					22
23a	148	10	2	9	8	8				37
23b	137			19	8	4				31
23c	137			16	6		8			30
39	13			2	1					3
40	27			4	1					5
Total	1175	38	24	97	56	20	8	4		247

* 8 x 1 Bed Disability Unit requirement to be confirmed within Extra Care Scheme as per Clause 3.1 of Schedule 2

Affordable Shared Ownership										
Phase	No. Plots	Flats/Maisonettes		Houses				Disability Units		Total
		1b2p	2b4p	2b4p	3b5p	4b6p	2B-DIS*			
10	138	3	3		3					9
11	84			5	4					9
12	123			6	6					12
13	6									0
16	178			9	6	1				16
17	62			4	2					6
21	122			6	4			1		11
23a	148	4	4		2	2		2		14
23b	137	1	3	6	7					17
23c	137			7	2					9
39	13			1						1
40	27			2						2
Total	1175	8	10	46	36	3		3		106

* 2 x 2 Bed Disability Unit requirement to be confirmed within Extra Care Scheme as per Clause 3.1 of Schedule 2

Total											
Phase	No. Plots	Flats/Maisonettes		Houses				Disability Units		Total	%
		1b2p	2b4p	2b4p	3b5p	4b6p	1B-DIS*	2B-DIS*			
10	138	5	7	7	7	1		0		27	20%
11	84	8	10	5	4	0		2		29	35%
12	123	8	8	16	9	0		2		43	35%
13	6	0	0	0	0	0		0		0	0%
16	178	0	0	25	22	6		0		53	30%
17	62	0	0	10	7	2		0		19	31%
21	122	10	0	14	8	0		1		33	27%
23a	148	14	6	9	10	10		2		51	34%
23b	137	1	3	25	15	4		0		48	35%
23c	137	0	0	23	8	0	8	0		39	28%
39	13	0	0	3	1	0		0		4	31%
40	27	0	0	6	1	0		0		7	26%
Total	1175	46	34	143	92	23	8	7		353	

* 8 x 1 Bed and 2 x 2 Bed Disability Unit requirement to be confirmed within Extra Care Scheme as per Clause 3.1 of Schedule 2

5. Review Mechanism

The Affordable Housing Framework will be reviewed on submission of each Residential Reserved Matters Application in the context of the overarching Obligations.