

GOODACRES, BARNHAM

Affordable Housing Statement



February 2014

Croudace
HOMES.CO.UK



1. Introduction

This affordable housing statement is submitted in support of a reserved matters application for a development comprising 75 dwellings.

The outline application was approved with a Unilateral agreement which sets out the level and tenure of affordable housing for the site.

2. Level of Affordable Housing

The proposed scheme is for a total of 75 dwellings. The Unilateral agreement states that there is a requirement for 22 of the dwellings proposed are allocated to affordable housing. The proposed mix of affordable housing is shown below:

2 no. 1-bed flats

3 no. 2-bed houses

2 no. 2-bed bungalows

15 no. 3-bed houses



3. Tenure of Affordable Housing

The proposed tenure mix of the affordable housing is to be as follows, however specific plots may be subject to change following an allocation of an RSL:

Affordable Rent

18 dwellings comprising -

2 no. 2-bed bungalows (Plots 41 & 50)

1 no. 2-bed house (Plot 23)

15 no. 3-bed house (Plots 10, 13, 24 – 32 & 42 – 45)

Affordable Shared Ownership Housing

4 dwellings comprising -

2 no. 1-bed flat (Plots 21 & 22)

2 no. 2-bed house (Plots 11 & 12)



4. Standard of Affordable Housing

All affordable housing will be constructed to Lifetime Homes Standards to allow for future adaptation and long term occupation. The houses will all also meet the minimum scores of the Housing Quality Indicators as set out in the Homes and Communities Agency (HCA): Design and Quality Standards 2007, inherited from the Housing Corporation. All affordable houses will meet a minimum Code for Sustainable Homes Level 3 and will be designed and constructed to an appearance that does not make them immediately apparent from the different tenures of houses on the scheme.