

Land to the south of Ford Land, east of North End Road
Yapton

Scheme of Affordable Housing

October 2020

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1.0 Introduction

This Scheme of Affordable Housing has been prepared and submitted to the Council by Redrow Homes Ltd in support an application for the discharge of Condition 6 of application Y/80/16/OUT approved at appeal 15th January 2018 for “resubmission of outline planning application Y/60/14 for 4.5ha of residential development comprising 3.4ha of land for up to 100 dwellings (up to 30 (30%) affordable housing) together with 1.1 ha of land set aside for public open space and strategic landscaping and 2.2 ha of public open space and green corridors, with vehicular access from Ford Lane and pedestrian/cycle access only from North End Road.

Condition 6 of the approved consent states:

“The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the LPA. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2: Glossary of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of the total number of dwellings approved at reserved matters stage of which 80% shall be social rented and 20% intermediate housing;*
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no Registered Social Landlord is involved);*
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

The affordable housing shall be retained in accordance with the approved scheme.”

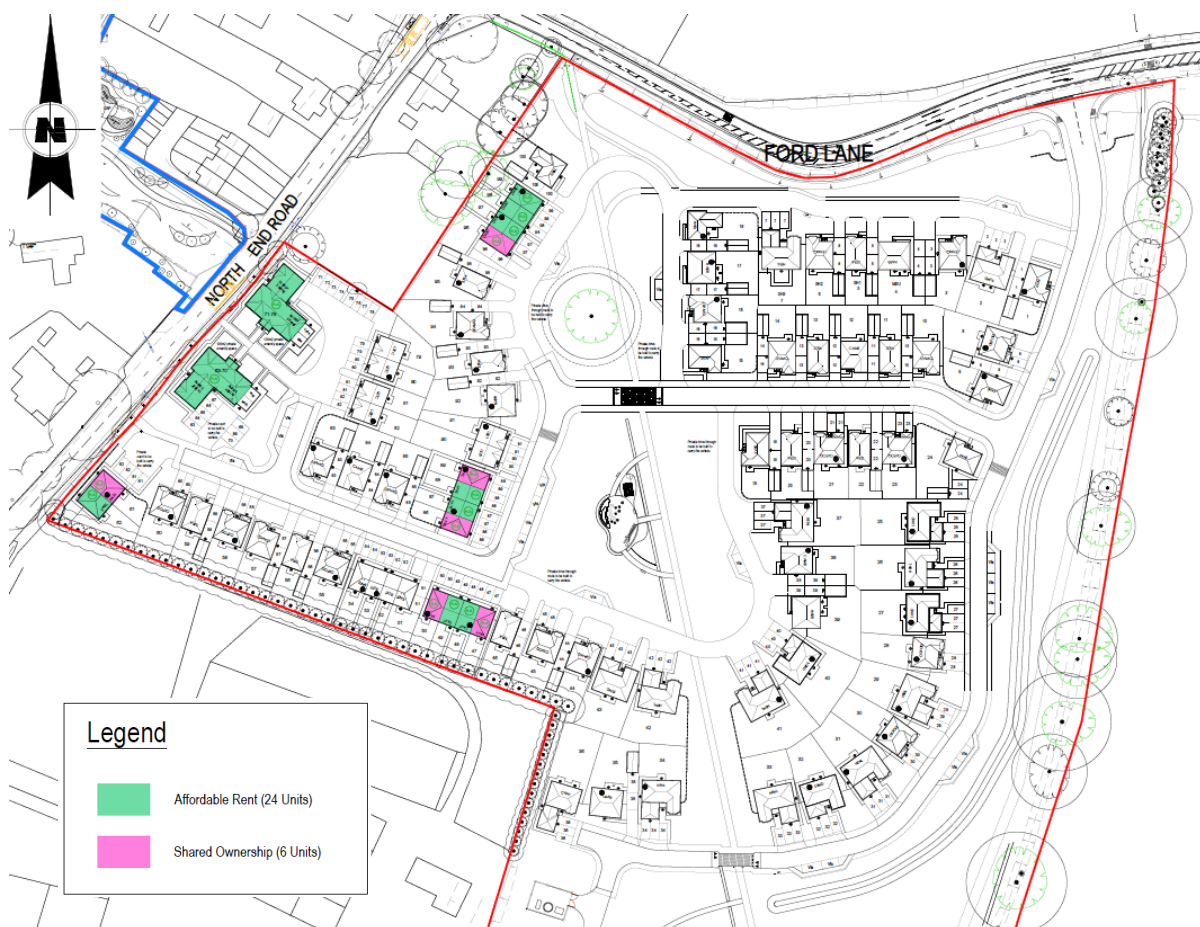
The total level of 30% affordable provision will be achieved across the site in accordance with the outline planning consent. The following document will respond to the points raised within points 1 to 5 of the condition in turn.

2.0 Affordable Housing Provision

The approved outline application secures a total of 30 affordable dwellings (30% of the total development), split into 6no (20%) Shared Ownership and 24no (80%) Affordable Rent. The housing mix to be constructed as affordable are as follows:

Bedroom Numbers	Shared Ownership	Affordable Rented	Total Affordable Mix
1 Bed	0	12	12
2 Bed	4	8	12
3 Bed	1	3	4
4 Bed	1	1	2
Total	6	24	30

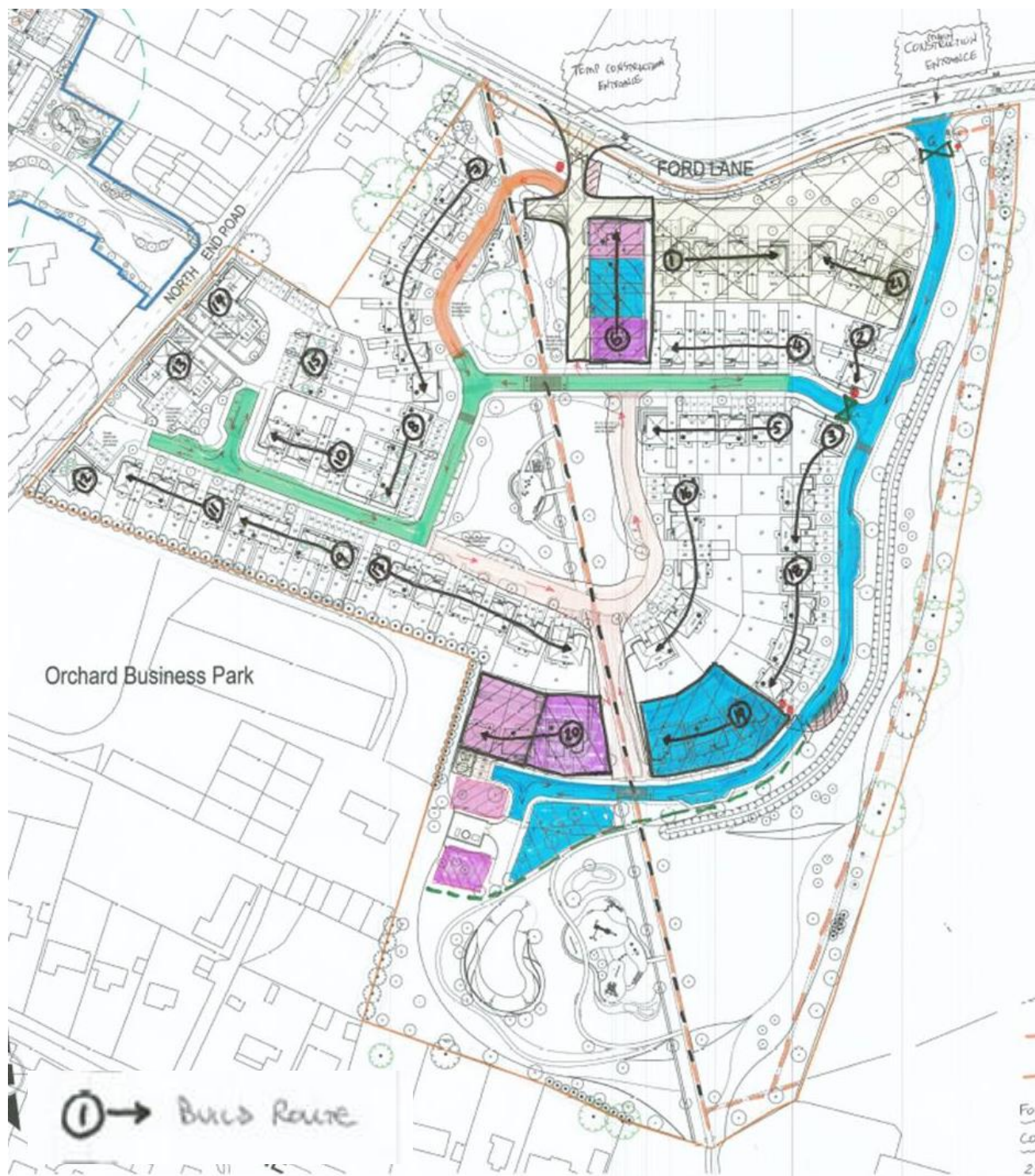
The affordable housing has been sensitively designed within terraces and flats to be tenure blind so that it is indistinguishable in architectural character and quality of materials from open market housing. A plan showing the location of the affordable housing, as agreed with the Reserved Matters application is below. The affordable housing has been positioned to make the future management of properties as simple as possible. This creates common areas for management and limits the conflict between owners of different tenures.



Plan showing location of affordable housing units as agreed within Reserved Matters application Ref: Y/82/20/RES (not to scale)

3.0 Construction

The build programme will progress as follows: plots 4-7, 8-9, 24-26, 10-14, 19-23, 15-18, 92-100, 86-91, 51-56, 83-85, 57-60, 61-62, 63-70, 71-78, 79-82, 37-41, 42-46, 27-30, 31-33, 34-36, 1-3. It is therefore expected that approximately half of the affordable homes will be complete and ready for occupation at least half way through the wider construction process.



Plan showing build routes

4.0 Transfer and Security of Affordable Housing

Redrow is committed to the delivery of a mix of affordable housing and is currently in ongoing discussions with recognised Registered Providers to agree the delivery of affordable housing on-site. Redrow intend to update the local authority in respect of these discussions, following agreement with a preferred registered provider.

The preferred registered provider will be expected to sign up to and adhere to the Council's Developer and Partner Charter Plus. Redrow will ensure that this requirement forms part of the decision making process and agreement with the preferred Registered Provider.

5.0 Occupancy Criteria

The affordable homes will be provided to meet local needs and to help broaden the demographics of new residents to cater for single occupancy to families. Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agents register, with nominations made by the Council on those registers.

6.0 Conclusion

The details included within this document have been provided to meet the requirements set out within Condition 6 of the approved outline consent within the site. Redrow Homes are committed to working with a registered provider and the Local Authority to provide appropriate levels of affordable housing provision to be occupied through the Council's housing register. The construction of the affordable housing will take place in succession with the open market housing, providing at least 50% of the affordable dwellings half way through construction.

It is considered that the information provided within this document is sufficient for the Council to discharge the above condition and is therefore respectfully requested that condition 6 be discharged.