

## **PROPOSED ERECTION OF 60 DWELLINGS**

### **LAND AT TRINITY LANE, CHIPPING SODBURY**

#### **AFFORDABLE HOUSING STATEMENT**

On Behalf of Redcliffe Homes we are applying for detailed permission for 35 dwellings at the above site. Policy compliant levels of affordable housing are included in these proposals which at 35% equates to 12 units. This is in compliance with policy CS18 of the Core Strategy.

Pre-application advice was sought from the planning authority and as part of the response received a set of heads of terms were provided. In summary the following affordable housing mix was sought (we have added the percentage because the pre-application was for a lower number of units):

#### **Social Rent Tenure**

Percentage	No.of housetypes	Type	Min Size m <sup>2</sup>	% of Overall Housing
15%	1	1 bed 2 person flats	50	3.6%
15%	1	2 bed 4 person flats	70	3.6%
28%	2	2 bed 4 person houses	79	7.1%
34%	2	3 bed 5 person houses 2 storey	93	7.1%
8%	1	4 bed 6 person houses 2 storey	106	3.6%

#### **Shared Ownership Tenure**

Percentage	No. of housetypes	Type	Min Size m <sup>2</sup>	% of Overall Housing
8%	0	1 bed 2 person flats	50	0
16%	0	2 bed 4 person flats	70	0
35%	2	2 bed 4 person houses	79	7.1%
41%	1	3 bed 5 person houses 2 storey	93	3.6%
0%	0	4 bed 6 person houses 2 storey	106	0

The proposed layout is attached and is generally in accordance with this requested distribution of affordable housing across the site. Specifically the following units are provided:

Plot No.	Tenure	Unit Type (Plan Ref)	Internal Area (m2)
5	Shared Ownership	2B4P (13351.6011)	80.3
6	Affordable Rented	2B4P (13351.6011)	80.3
7	Shared Ownership	3B5P (13351.6013A)	96.4
20	Shared Ownership	3B5P (13351.6012A)	94.6
21	Affordable Rented	3B4P (13351.6012A)	94.6
22	Affordable Rented	3B5P (13351.6013A)	96.4
23	Affordable Rented	3B5P (13351.6013A)	96.4
24	Affordable Rented	4B6P (13351.6014A)	108.6
25	Affordable Rented	1B2P (13351.6010B)	66.2 (WC Unit)
26	Affordable Rented	2B4P (13351.6010B)	70.3
27	Affordable Rented	2B4P (13351.6011)	80.3
28	Shared Ownership	2B4P (13351.6011)	80.3

As can be seen from the table all of these units meet the minimum size requirements of the Council, set out in the pre-application response.

The exact location and distribution of the intermediate and social rented units are shown on the attached affordable housing distribution plan. The location of the wheelchair unit are also shown on this plan. These are provided in clusters that do not exceed the SPD guidance.

The exact mix proposed is broadly similar to that requested as the table below shows and is considered to be acceptable.

		Number of Units	Overall % Provided	% Requested
<b>Shared Ownership</b>	Two Bed House	2	5.7%	7.1%
	Three Bed House	2	5.7%	3.6%
<b>Affordable Rent</b>	One Bed Flat	1	2.9%	3.6%
	Two Bed Flat	1	2.9%	3.6%
	Two bed House	4	11.4%	7.1%
	Three Bed House	5	14.3%	7.1%
	Four Bed House	1	2.9%	3.6%

The applicant is yet to enter into detailed discussion with RSL's in respect to these units but will do so soon. In the past they have worked with providers such as Sovereign and Sanctuary.