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Housing Scheme

Woodfords, Shipley Road, Southwater

Introduction

This document is prepared in order to satisfy the requirements of the S106 Agreement, namely, to provide a 'Housing Scheme' for the development at Southwater.

Schedule 1, Paragraph 1, Housing sets out the following:

" 1.1. To submit the Housing Scheme for the Council's approval as part of the first Reserved Matters Application in respect of the Planning Permission; and

1.2. Not to Commence the Development or any part of it or permit the Commencement of the Development or any part of it until the Council has approved the Housing Scheme in writing.

1.3. The Owner may at any time seek the Council's written approval of an amendment to the approved Housing Scheme in respect of the Development and/or a Reserved Matters Area/s."

Housing Scheme is defined within the S106 Agreement as follows:

"means a scheme to be submitted by the Owner and approved by the Council which will include provision of Affordable Housing at the Development as follows:

(1) The Affordable Housing Tenure Mix and the details of the tenure mix of any additional Affordable Housing Units proposed above 40% of the Dwellings forming part of the Development;
(2) Details of the number of Affordable Housing Units in each Reserved Matters Area including details of the size, mix or each of the Affordable Housing Units to be provided as part of the Affordable Housing Tenure Mix and for any additional Affordable Housing Units identifying which are to be provided as Affordable Housing Units and which are to be provided as Intermediate Housing Units plus the details of the tenure of the Intermediate Housing Units proposed as part of the Affordable Housing Unit Mix and for any additional Affordable Housing Units;
(3) the construction standards of the Affordable Housing Units and how the proposed design and construction of the Affordable Housing will ensure that the same is materially indistinguishable (in terms of outward design and appearance) from the Open Market Units of similar size within the Development;
(4) the precise location of the Affordable Housing Units;

(5) details of the programme and timetable for the delivery of the Affordable Housing Units to Practical Completion;
(6) as at the date of submission of each Reserved Matters Application a running total of the number of Affordable Housing Units approved under the preceding Reserved Matters Approval(s) for the Development by way of the individual tenure type and size of Affordable Housing Units to that date (to compare with the Affordable Housing Tenure Mix and Affordable Housing Unit Mix in respect of such Affordable Housing Units); and
(7) where applicable the programme and timetable for the transfer of any area's of the Property to be transferred to a Registered Provider who will then construct the Affordable Housing Units.

(1, 2 & 6) Affordable Housing Tenure Mix

Reserved Matters Consent (Ref. DC/25/1658) was approved on 15th May 2026 for the following description of development:

"Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping."

The RM approval comprised the Affordable Housing Tenure Plan (see Appendix 1) confirming the Affordable Tenure mix and precised locations of the Affordable Housing. The consented development forms a single phase of development, therefore the full affordable offer is comprised within this submission.

The approved Affordable Housing Tenure Mix is set out below:

Unit Type	Affordable Rent	Shared Ownership	Total
1 bed	0	0	0
2 bed	16	4	20
3 bed	4	5	9
4 bed +	0	0	0
	20	**9**	**29**
	27%	**13%**	**40%**

A total of 40% Affordable Housing is proposed on Site as part of the approved consent.

(3) Design and Construction of the Affordable Units

The affordable dwellings have been designed to the same standard as the market houses, both in their construction methods and using the same high-quality palette of material finishes. This is consistent across the two distinct character areas on site. Affordable and private dwellings have been designed with the same care and consideration creating a cohesive street scape ensuring that the scheme is 'tenure blind'.

(4) Location of the Affordable Units

The units are located to the north and south west of the site, as shown on the approved tenure plan, at appendix 1.

(5 & 7) Programme and Timetable

Programme and timetable for the delivery of the Affordable Housing Units to Practical Completion. The units will be constructed by Bellway and transferred over to the Registered Provider.

The anticipated programme of works is set out below:

- Enabling Works/ Site set up – August 2026
- Start on site – September 2026
- Construction/ Practical Completion of Affordable Housing Units – 8 units to be delivered by 31 July 2027, 21 units to be delivered by 31 July 2028.
- Hand over Affordable Housing Units to Registered Provider – 8 units by Summer 2027, 21 units by Summer 2028.