



Mowbray

Affordable Housing Delivery Scheme

Reserved Matters Area 4

On behalf of **Legal and General (Strategic Land North Horsham) Limited**

Document Control Sheet

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For and on behalf of Stantec UK Limited			

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1 Introduction

1.1 Background

- 1.1.1 Legal & General (Strategic Land North Horsham) Limited (**'L&G'**) acquired majority control of the strategic site known as 'Land North of Horsham' (the boundary of which is shown on drawing 2153A-01L; the **'Site'**) from Liberty Property Trust UK Limited (**'Liberty'**) in December 2018. The Site is allocated within the Horsham District Planning Framework (2015) to provide, inter alia, at least 2,500 new homes alongside a new business park, local centre and schools (Policy SD1).
- 1.1.2 An application for outline planning permission was submitted on behalf of Liberty in August 2016 and approved subject to conditions and Section 106 Agreement (**'S106'**) on 1 March 2018 (LPA reference DC/16/1677; **'the OPP'**) for a mixed-use strategic development as follows:
- "Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure."**
- 1.1.3 This Affordable Housing Delivery Scheme (**'AHDS'**) has been prepared by Stantec UK Limited on behalf of L&G in relation to the requirements of the S106 as set out at Schedule 3 Part 2 Clauses 4-9. In accordance with the terms of the S106, this AHDS relates to Liberty Land only.

1.2 S106 Requirement for AHDS

- 1.2.1 The S106 defines the Affordable Housing Units as:
- "means a Housing Unit(s) to be provided as either an Affordable Rent Housing Unit a Shared Ownership Unit or a Discount Market Unit in accordance with this Deed PROVIDED THAT where the approved Alternative Affordable Proposal provided for alternative tenures that this definition shall be read to refer to such tenures as may have been included within the approved Alternative Affordable Proposal."**
- 1.2.2 The S106 definition of AHDS is as follows:
- "means a written scheme to be submitted to the District Council for approval setting out the following in relation to the Affordable Housing Units to be provided within a Reserved Matters Area to which the scheme relates or in a Linked Reserved Matters Area**
- a) details of the tenure, types (whether flats, houses, maisonettes or otherwise), size and number of Affordable Housing Units
 - b) for any Affordable Housing Units where an Affordable Housing Provider may, will or it is intended will own, have an interest in or

manage the Affordable Housing Unit(s): confirming and demonstrating compliance with Clustering Requirements

- c) locations of the Affordable Housing Units and whether they will be located either**
 - i. within the Reserved Matters Area for which Reserved Matters Approvals are sought such that a mix of Affordable Housing Units and Market Units will be achieved within that Reserved Matters Area or**
 - ii. as part of a Linked Reserved Matters Area whether the Housing Units within such Linked Reserved Matters Area are comprised solely of Affordable Housing Units (subject to Clustering Requirements) or a mix of Affordable Housing Units and Market Units AND it being recognised that the Linked Reserved Matters Area (subject to Clustering Requirements) may take all of the Affordable Housing Unit requirement for a Primary Reserved Matters Area or may take only part of the requirement with the balance being provided within the Primary Reserved Matters Area as provided for in sub point c (i) above**

In the case of sub-point c(ii) applying the Affordable Housing Delivery Scheme shall demonstrate what arrangements are proposed that will secure the relevant percentage of Affordable Housing Units on the Linked Reserved Matters Area by the occupational restriction timescales set out in paragraph 16 of Part 2 of this Schedule AND where the Affordable Housing Delivery Scheme is being submitted in relation to a Linked Reserved Matters Area it shall specify which is the relevant Primary Reserved Matters Area for which some or all of the Affordable Housing Units are being provided

- d) details of tenures of the Affordable Housing Units within the Reserved Matters Area and how that proposed mix of tenures ensures delivery of the relevant Liberty Phase Tenure Mix AND where the proposed tenures specified in the Affordable Housing Delivery Scheme do not reflect the Liberty Phase Tenure Mix then demonstrating how the remaining Reserved Matters Areas within the Liberty Land for which Affordable Housing Delivery Schemes have yet to be approved will deliver a rebalancing to ensure the required Liberty Phase Tenure Mix is achieved by the time the last Affordable Housing Delivery Scheme for Liberty Land within the Phase is submitted for approval**
- e) the annual trajectory as at the date of submission of the Affordable Housing Delivery Scheme of the number of completed Affordable Housing Units versus completed Market Units represented in terms of actual numbers and as percentages of the number of Housing Units for the Liberty Land within the relevant Phase as at the date of submission of the Affordable Housing Delivery Scheme, together with**

a three year rolling average of these figures for the Liberty Land within the relevant Phase

- f) details confirming the overall number of Affordable Housing Units completed within the Phase on Liberty Land as at the date of submission of the Affordable Housing Delivery Scheme and the overall number of units of each tenure being Affordable Rent Housing Units, Shared Ownership Units and Discount Market Units
- g) details confirming the annual trajectory of the number of completed Affordable Housing Units as at the date of submission of the Affordable Housing Delivery Scheme by way of individual tenure types and in total for reporting purposes in that year represented in terms of percentages (percentages being the number of each tenure type of the Affordable Housing Units being a percentage of the number of Housing Units) for the Phase on Liberty Land as at the date of submission of the Affordable Housing Delivery Scheme, together with confirmation of the total completed Affordable Housing Units by way of individual tenure types for reporting purposes for the Phase on Liberty Land represented in terms of percentages and also supplying a three year rolling average for the Liberty Land within the relevant Phase of the percentage of each of the three tenures of Affordable Housing Units referred to in this sub-point
- h) in relation to Liberty Land within Phase 2 and Phase 3: identifying Donor Land demonstrating there is sufficient Donor Land available and identifying the location of such Donor Land which could be utilised in the event the Donor Arrangements in Part 3 of this Schedule result in such land being used for the provision of Affordable Housing Units to compensate for and transfer the Affordable Housing requirements that would apply to the Constrained TP Land Areas but which cannot due to Clustering Requirements be fulfilled on the Constrained TP Land Areas
- i) confirming the applicable Liberty Phase Tenure Mix for the Liberty Land within the relevant Phase or for the Third Party Land and the applicable percentage of Affordable Housing Units to be provided (as set out in Part 1 of this Schedule)
- j) demonstrating compliance with the RM Parcel Plan
- k) identifying those Market Units within the Reserved Matters Area which could instead be provided as Affordable Housing Units in the event that the outcome of any Viability Reassessment (that is undertaken before all Market Units are sold or Occupied) is a Viability Sum and an Alternative Affordable Proposal that results in an increase of the percentage of Affordable Housing Units to be provided
- l) details of how the Affordable Housing provision, within the Reserved Matters Area to which the Affordable Housing Delivery Scheme relates,

accords with the Baseline Mix for the Liberty Land within the Development (excluding the Donor Land) (acknowledging each Reserved Matters Area does not individually have to comply exactly with the Baseline Mix) and confirming how the proposed mix for the Reserved Matters Area seeks to help achieve the overall requirement for the Liberty Land within the Development (excluding the Donor Land) to comply exactly with the Baseline Mix and also confirm progress to date to achieving such compliance.”

- 1.2.3 Clause 4-9 of Part 2 of Schedule 3 sets out the obligations in relation to the AHDS. Clauses 4-5 set out that prior to the submission of the first Reserved Matters Application (“**RMA**”) in relation to any Reserved Matters Area (“**RM Area**”) which includes housing units within the Liberty Land the Owners of the respective RM Area shall submit to and obtain the approval of the District Council to an AHDS for the relevant RM Area.
- 1.2.4 Clause 6-7 of Part 2 of Schedule 3 allows for amendment of the initially approved AHDS for each RM Area at any time, with no more than one amendment every twelve months.

1.3 Affordable Housing Site-Wide Requirements

- 1.3.1 The site-wide affordable housing requirements set out in the S106 and relevant to RM Area 4 are summarised in **Table 1** below.

Table 1: S106 Site-Wide Affordable Housing Requirements

Schedule	Obligation	Summary of Requirement
3:1	Affordable Housing Site Wide Requirements	To achieve 21.6% Affordable Housing on Liberty Land across the development and in each Phase as follows: - Phase 1: 12.6% - Phase 2: 21.1% - Phase 3: 35.6% Baseline AH Mix to be delivered on Liberty Land (where practicable reflected in each RM Area): 1 bed apartments: 13.3% 2 bed apartments: 25% 2 bed houses: 39.7% 3 bed houses: 14.3% 4 bed houses: 6.9% 5 bed houses: 0.8%
3:2	Affordable Housing Delivery on Liberty Land	Provision of Affordable Housing Units/Liberty Tenure Mix: The Owners shall provide the AH as follows, in accordance with the Liberty Phase Tenure Mix: Site Wide: Affordable Rent: 12.7%

Schedule	Obligation	Summary of Requirement
		- Shared Ownership: 5.3% - Discount Market: 3.6% Phase 1: - Affordable Rent Housing Units: 6.9% - Shared Ownership: 5.7% - Discount Market: 0.0% Phase 2: - Affordable Rent Housing Units: 14.4% - Shared Ownership: 0.3% - Discount Market: 6.4% Phase 3: - Affordable Rent Housing Units: 19.5% - Shared Ownership: 10.6% - Discount Market: 5.5%

1.4 Phase 1 Affordable Housing Requirements

- 1.4.1 The Liberty Land within Phase 1 is required to deliver 12.6% affordable housing. This is required under the definition of Liberty Land Tenure Mix to comprise 6.9% affordable rented units and 5.7% shared ownership units. No discount market units are required in Phase 1. Further, no Donor Land is required in Phase 1 and therefore part (h) of the definition of AHDS in the S106 does not apply.

1.5 L&Gs Approach

- 1.5.1 This report follows other submissions made in relation to RM Areas in Phase 1. The first submission in August 2020 related to RM Area 2, the second submission in November 2020 related to RM Area 1, and third in October 2021 relating to RM Area 7. L&G is master developer and long-term custodian of the Mowbray new community. As master developer, L&G will retain ownership of the AHDS, with input from plot developers of each of the RM Areas. This will ensure delivery of affordable housing across the Site in a comprehensive manner which accords with the requirements of the S106.
- 1.5.2 A Reserved Matters Application is being prepared by a national housebuilder for RM Area 4 as identified and in compliance with the latest approved RM Parcel Plan shown in Appendix A.
- 1.5.3 This AHDS relates to the delivery of RM Area 4 and sets out how the proposals for this RM Area accord with the AHDS requirements set out within the S106. Further versions of an AHDS will be submitted as further RM Areas are progressed.

2 Affordable Housing Accommodation Schedule

- 2.1.1 The proposed scheme seeks to deliver 10 homes within RM Area 4 as affordable homes (equivalent to 12.2% of the 82 homes proposed).
- 2.1.2 Part (a) of the AHDS definition requires details of the tenure, types (whether flats, houses, maisonettes or otherwise), size and number of Affordable Housing Units. The following **Table 2** sets out the proposed details required by part (a) for RM Area 4.

Table 2: Affordable Housing Accommodation Schedule

Tenure, Size & Type	Number
Shared Ownership Units	
2B House	4
Affordable Rent Units	
1B Maisonette	1
2B Maisonette	3
3B House	1
4B House	1
Total	10

- 2.1.3 Schedule 3, Part 5 of the S106 requires the provision of not less than 200 Private Rent Units ('PRU') in Phase 1 or no less than 120 in Phase 1 and 80 in Phase 2. The 120 units in Phase 1 were agreed through approval of the RM Parcel Plan on 10 June 2021 (LPA ref. S106/21/003) and are all provided in RM Area 7. No further PRU are proposed in RM Area 4.
- 2.1.4 A total of 82 units are proposed in RM Area 4. The remaining 72 units are to be provided as Open Market Units. The dwelling mix is as follows:

Table 3: Open Market Units

Tenure, Size & Type	Number
Open Market Units	
2B House	2
3B House	39
4B House	31
Total	72

3 Affordable Housing Location and Clustering

- 3.1.1 The following chapter of the AHDS sets out the location of the proposed affordable housing in RM Area 4 and how the proposed developments address and adhere to S106 clustering requirements.

3.1 Affordable Housing Locations

- 3.1.1 Part (c) of the definition of AHDS requires details of the locations of Affordable Housing Units. This requires confirmation of whether Affordable Housing Units will be located (i) within the RM Area for which RM approvals are sought; or (ii) as part of a Linked Reserved Matters Area.
- 3.1.2 For RM Area 4, these are identified on the Site Layout (BSL-008 SKL-01 Rev. G) plan, enclosed at Appendix C. A total of 10 affordable homes are proposed in RM Area 4. These are located within the central/western part of the RM Area.
- 3.1.3 The S106 provisions relating to delivery of Affordable Housing Units as part of a Linked Reserved Matters Area are not relevant to RM Area 4.

3.2 Clustering

- 3.2.1 Part B of the definition of AHDS in the S106 sets out that:

“for any Affordable Housing Units where an Affordable Housing Provider may, will or it is intended will own, have an interest in or manage the Affordable Housing Unit(s): confirming and demonstrating compliance with Clustering Requirements”

- 3.2.2 Clustering Requirements are defined as:

“means that the Affordable Housing Units (and for the purposes of this definition of Clustering Requirements only shall mean those Affordable Housing Unit(s) where an Affordable Housing Provider may, will or it is intended will own, have an interest in or manage the Affordable Housing Unit(s)) shall be constructed in clusters throughout each Reserved Matters Area which the relevant approved RM Parcel Plan identifies as having Affordable Housing Units located within, such clusters shall comply with the following requirements

- a) a minimum of 20 Affordable Housing Units whether they be houses, apartments or flats shall form a cluster PROVIDED THAT the Owners may provide written evidence to the District Council in relation to a Reserved Matters Area from at least two Registered Providers (which evidence shall be not more than 20 Working Days old) that demonstrates that the Registered Providers would both be prepared to exchange contracts to acquire less than 20 Affordable Housing Units within that identified Reserved Matters Area and such evidence shall be provided as part of the Affordable Housing Delivery Scheme for the

identified Reserved Matters Area SAVE THAT where the Owners have exchanged contracts with a Registered Provider to acquire less than 20 Affordable Housing Units within that identified Reserved Matters Area this shall be taken as sufficient evidence that less than 20 Affordable Housing Units may be delivered within a cluster in that identified Reserved Matters Area

- b) a maximum of 40 Affordable Housing Units whether they be houses, apartments or flats shall form a cluster**
- c) a reasonable distance shall be provided as between clusters to ensure mixed communities result and so there is not an overprovision of Affordable Housing Units within each Reserved Matters Area or in adjacent Reserved Matters Areas or adjacent Donor Land and the reasonable distance shall take into account the location of any clusters of Affordable Housing Units that have already been approved pursuant to other Affordable Housing Delivery Schemes for adjacent Reserved Matters Areas”**

- 3.2.3 RM Area 4 provides a total of 10 Affordable Housing Units in line with the S106. These are situated within a single cluster within the central western portion of the RM Area. It is noted that this does not precisely align with the clustering requirements of the S106, in that it does not provide 20 units within a single cluster per criterion a). However, RM Area 4 only provides 10 affordable units in total so this is not possible within this RM Area. These units are provided within a single cluster and therefore align with the S106 requirements as closely as possible.
- 3.2.4 Notwithstanding the above, market units are provided within the same development block in the interest of creating a mixed community.

4 S106 Compliance

- 4.1.1 The following chapter sets out how the proposed development at RM Area 4 complies with the S106 requirements in relation to the RM Parcel Plan; Liberty Phase Tenure Mix; and Baseline Mix.

4.1 RM Parcel Plan

- 4.1.1 Part J of the definition of AHDS in the S106 requires demonstration of compliance with the RM Parcel Plan. The original RM Parcel Plan was submitted to the Council by the Owners and approved on 14th July 2020. Changes following the approval of the RM Plan in 2020 are reflected on the revised RM Parcel Plan attached at Appendix A which was submitted to the Council by the Owners and approved on the 10 June 2021 (LPA reference S106/21/0003). The current reserved matters submission will be for RM Area 4 and conforms with the area identified on the approved revised RM Parcel Plan.
- 4.1.2 The table approved as part of the RM Parcel Plan identifies delivery of approximately 89 residential units in RM Area 4. The 82 units proposed at RM Area 4 is in general conformity with the approved RM Parcel Plan.
- 4.1.3 The RM Parcel Plan expects 12.6% affordable housing provision in RM Area 4. The reserved matters submission broadly complies with this overall quantum of provision as set out below. The RM Parcel Plan envisages that each RM Area achieve equally the Liberty Phase Tenure Mix for that Phase, as discussed below.

4.2 Liberty Phase Tenure Mix

- 4.2.1 Part (d) of the definition of AHDS requires details of tenures of the Affordable Housing Units within the Reserved Matters Area and how that proposed mix of tenures ensures delivery of the relevant Liberty Phase Tenure Mix. Part (i) requires confirmation of the applicable Liberty Phase Tenure Mix relevant to that Phase. Where the proposed tenures specified in the AHDS do not reflect the Liberty Phase Tenure Mix then it must be demonstrated how the remaining RM Areas within the Liberty Land for which AHDS's have yet to be approved will deliver a rebalancing to ensure the required Liberty Phase Tenure Mix is achieved by the time the last AHDS for Liberty Land within the Phase is submitted for approval.

The Liberty Phase Tenure Mix is defined in the S106 for Phase 1 as follows: Affordable Rent 6.9%; Shared Ownership 5.7% and Discount Market Units 0%. The RM Area 4 proposal meets the Liberty Phase Tenure Mix for Phase 1 of 6.9% Affordable Rent and 5.7% Shared Ownership as set out in

- 4.2.2 **Table 4** below within this RM Area. The proposed scheme will be 12.2% affordable with 7.32% Affordable Rent and 4.88% Shared Ownership. The proportion of each tenure broadly reflects the Liberty Phase Tenure Mix as the S106 requires 55:45 while RM Area 4 proposes 60:40. Therefore there is very little deviation from the approved Liberty Phase Tenure Mix.

Table 4: Liberty Phase Tenure Mix Compliance

Tenure, Size & Type	Number	%	S106 % (Phase 1)	Difference
Shared Ownership	4	4.88	5.7	- 0.82
Affordable Rent	6	7.32	6.9	+ 0.42
Total	10	12.2	12.6	- 0.4

4.3 Baseline Mix

- 4.3.1 Part (I) of the definition of AHDS in the S106 requires details of how the Affordable Housing provision within the RM Area to which the AHDS relates accords with the Baseline Mix for the Liberty Land within the Development (excluding the Donor Land) and confirming how the proposed mix for the RM Area seeks to help achieve the overall requirement for the Liberty Land within the Development (excluding the Donor Land) to comply exactly with the Baseline Mix. It also requires confirmation of progress to date to in achieving such compliance. It is acknowledged that each RM Area does not individually need to comply exactly with the Baseline Mix, provided Phase 1 complies overall.
- 4.3.2 The Baseline AH Mix to be delivered on Liberty Land (where practicable reflected in each RM Area) is as follows:
- 1 bed apartments: 13.3%
 - 2 bed apartments: 25%
 - 2 bed houses: 39.7%
 - 3 bed houses: 14.3%
 - 4 bed houses: 6.9%
 - 5 bed houses: 0.8%
- 4.3.3 As demonstrated in **Table 5** below, the baseline mix of units within RM Area 4 broadly accords with the baseline mix set out in the S106. Given the number of dwellings the Site provides, this is as close to accordance with the baseline mix as possible and reflects the priority for two-bed properties while ensuring a sufficient mix is provided.

Table 5: S106 Baseline Mix Compliance

Tenure, Size & Type	Number	%	S106 %	Difference (%)
1B Apartment	1	10	13.3	-3.3
2B Apartment	3	30	25	+5.0

Tenure, Size & Type	Number	%	S106 %	Difference (%)
2B House	4	40	39.7	+0.3
3B House	1	10	14.3	-4.3
4B House	1	10	6.9	+3.1
5B House	0	0	0.8	-0.8
Total	10			

5 Trajectory

- 5.1.1 This chapter deals with the overall delivery of Phase 1. Going forward, this section will address points e), f) and g) of the definition of AHDS which requires details of annual and overall delivery on Liberty Land within the Phase.
- 5.1.2 Please see Appendix D for a trajectory which sets out the detail required by the s.106 and which will be completed and updated upon each submission of the AHDS

6 Alternative Affordable Units

6.1.1 Part (k) of the definition of the AHDS in the S106 requires:

“identifying those Market Units within the Reserved Matters Area which could instead be provided as Affordable Housing Units in the event that the outcome of any Viability Reassessment (that is undertaken before all Market Units are sold or Occupied) is a Viability Sum and an Alternative Affordable Proposal that results in an increase of the percentage of Affordable Housing Units to be provided”

6.1 Reserved Matters Area 4

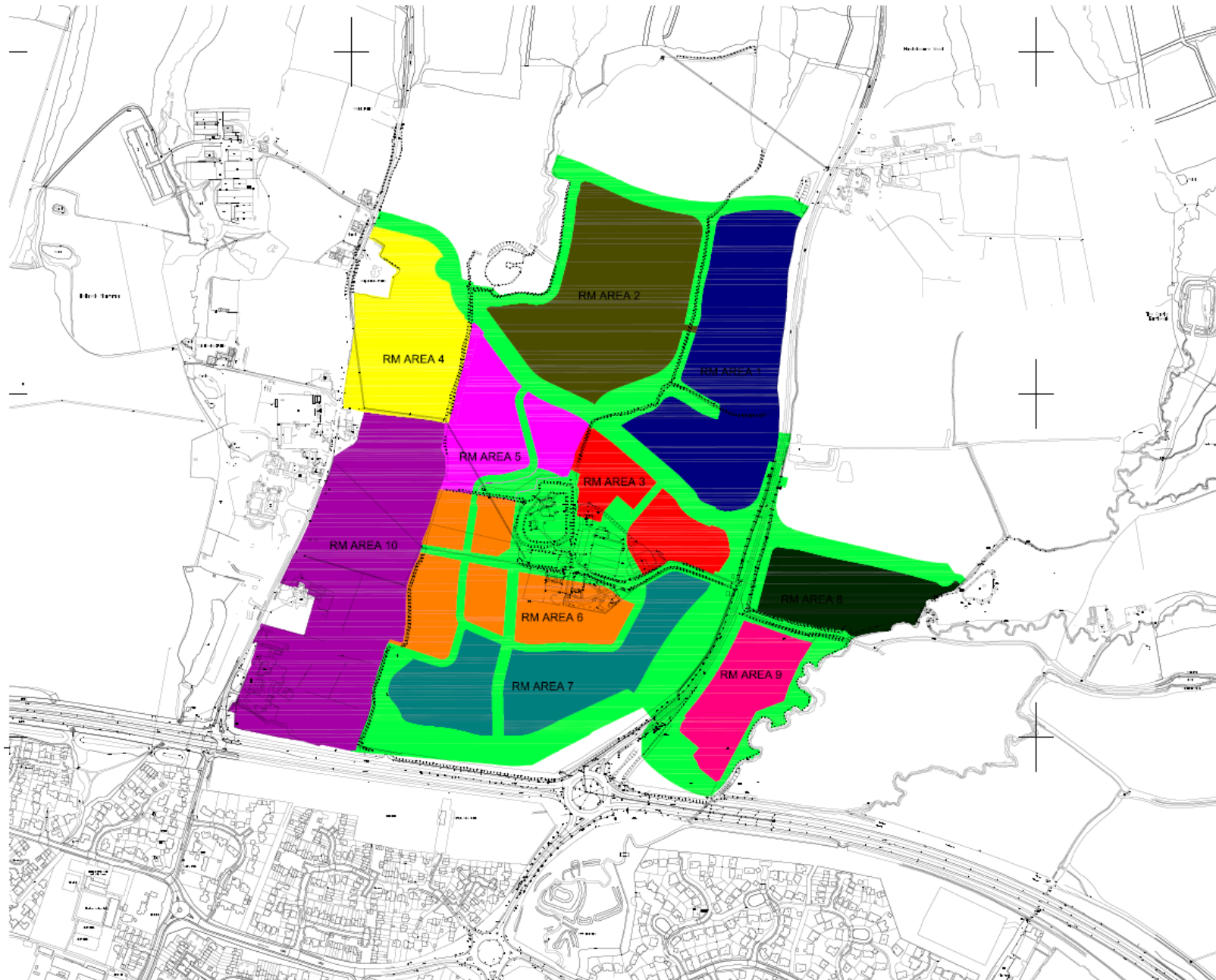
6.1.1 The first Viability Reassessment was submitted to the Council on 22 March 2021 and approved on 8 March 2022 (LPA ref. S106/21/0005). No Surplus was identified. As such, paragraph 11.5 of Part 7 of Schedule 3 of the S106 relating to Alternative Affordable Proposal is not engaged.

7 Summary

7.1.1 In summary, the proposals for RM Area 4 are as follows:

- The proposals deliver 82 new homes including 10 Affordable Housing Units as required by the S106, and 72 Market Units. This represents 12.2% Affordable Housing Unit provision in accordance with the quantum of Affordable Housing provision.
- The 10 S106 Affordable Units will be contained within a single cluster within the central-western area of the RM Area.
- The proposals accord with the approved RM Parcel Plan.
- The proposed tenure split broadly aligns with the approved Liberty Phase Tenure Mix.
- The baseline mix of units within RM Area 4 broadly accords with the baseline mix set out in the S106. Given the number of dwellings the Site provides, this is as close to accordance with the baseline mix as possible and reflects the priority for two-bed properties while ensuring a sufficient mix is provided. A Master Schedule is provided in Appendix B which provides the current baseline mix across Phase 1 to date.
- The trajectory will be updated upon submission of each AHDS for each RM Area.

Appendix A – Reserved Matters Parcel Plan



Contractors and consultants are not to scale dimensions from this drawing

KEY

- RM AREA 1
- RM AREA 2
- RM AREA 3
- RM AREA 4
- RM AREA 5
- RM AREA 6
- RM AREA 7
- RM AREA 8
- RM AREA 9
- RM AREA 10
- INFRASTRUCTURE APPROVAL AREAS*

* The areas benefiting from existing full consent or existing / pending approval through RM submissions and will not contain any Housing Units



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Client
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 Project
 Land North of Horsham

Description
 Reserved Matters Areas Plan
 (Condition 7)

Planning

Scale	Drawn By	Date
1:2500@A1	AK	Nov 2023
Job Number	Drawing Number	Revision
34854	34854-S10	F

Original size 100mm @ A1 Copyright Broadway Malyan Limited

Appendix B – Master Accommodation Schedule

Tenure	Unit Size	Phase 1									
		RM Area									
		1	2	3	4	5&6	7	8	9	Total	% Phase 1
Market	1B Flat	7	-	-	-	4	0	-	-	11	
	2B Flat	9	18	-	-	20	18	-	-	65	
	2B House	37	50	-	2	3	17	-	-	109	
	3B House	80	79	-	39	39	25	-	-	262	
	4B House	35	25	-	31	67	13	-	-	171	
	5B House	-	-	-	-	47	-	-	-	47	
	Sub-Total	168	172	0	72	180	73	0	0	665	
Affordable Rent	1B Flat	3	3	-	1	3	4	-	-	14	
	2B Flat	8	6	-	3	4	8	-	-	29	
	2B House	3	6	-	0	1	3	-	-	13	
	3B House	-	4	-	1	4	-	-	-	9	
	4B House	-	-	-	1	1	-	-	-	2	
	5B House	-	-	-	-	1	-	-	-	1	
	Sub-Total	14	19	0	6	14	15	0	0	68	7.6%
Shared Ownership	1B Flat	-	-	-	-	-	-	-	-	0	
	2B Flat	1	-	-	-	2	-	-	-	3	
	2B House	4	6	-	4	7	8	-	-	29	
	3B House	6	-	-	-	2	5	-	-	13	
	4B House	-	-	-	-	1	-	-	-	1	
	5B House	-	-	-	-	-	-	-	-	0	
	Sub-Total	11	6	0	4	12	13	0	0	46	5.12%
Private Rent Units	1B Flat	-	-	-	-	-	2	-	-	2	
	2B Flat	-	-	-	-	-	28	-	-	28	
	2B House	-	-	-	-	-	41	-	-	41	
	3B House	-	-	-	-	-	49	-	-	49	
	4B House	-	-	-	-	-	-	-	-	0	
	5B House	-	-	-	-	-	-	-	-	0	
	Sub-Total	0	0	0	0	0	120	0	0	120	
TOTAL		193	197	-	82	206	221	-	-	899	
% of Overall Site Delivery		7.02%	7.16%	0.00%	2.98%	7.49%	8.04%	0.00%	0.00%	32.69%	
Total Affordable		13.0	12.7	-	12.2	12.6	12.7	-	-	12.7	

Appendix C – Affordable Housing Location Plan



Appendix D – Master Trajectory

		Delivery by Tenure							
	Year	Market Units		Affordable Units		Private Rent Units		TOTAL	% of Outline Consent (2750 units)
		Number	% of Annual Delivery	Number	% of Annual Delivery	Number	% of Annual Delivery		
Phase 1									
	2020/21	0		0		0		0	
	2021/22	0		0		0		0	
	2022/23	19		13				32	1.16%
	2023/24	64		12				76	2.76%
	2024/25	93						93	3.38%
	2025/26	59						59	2.15%
	2026/27								
	2027/28								
	2028/29								
	2029/30								
	2030/31								
	2031/32								
	2032/33								
	2033/34								
	2034/35								
	2035/36								
	SUB-TOTAL								
Phase 2									
	2020/21								

	2021/22								
	2022/23								
	2023/24								
	2024/25								
	2025/26								
	2026/27								
	2027/28								
	2028/29								
	2029/30								
	2030/31								
	2031/32								
	2032/33								
	2033/34								
	2034/35								
	2035/36								
	SUB-TOTAL								
Phase 3									
	2020/21								
	2021/22								
	2022/23								
	2023/24								
	2024/25								
	2025/26								
	2026/27								
	2027/28								
	2028/29								
	2029/30								
	2030/31								

	2031/32								
	2032/33								
	2033/34								
	2034/35								
	2035/36								
	SUB-TOTAL								
TOTAL									
	2020/21							0*	
	2021/22							25*	
	2022/23							175*	
	2023/24							250*	
	2024/25							250*	
	2025/26							250*	
	2026/27							250*	
	2027/28							250*	
	2028/29							250*	
	2029/30							250*	
	2030/31							200*	
	2031/32							150*	
	2032/33							150*	
	2033/34							100*	
	2034/35							100*	
	2035/36							100*	
GRAND TOTAL								2,750	