

AFFORDABLE HOUSING STATEMENT

In accordance with the requirements of Schedule 19 (Affordable Housing and Affordable Housing Contribution) of a S106 Agreement, dated 25 June 2015, related to outline planning consent DC/14/0590 (as varied by the First Deed of Variation dated 16 January 2017 and the Second Deed of Variation dated 9 October 2019) and a S106 Agreement dated 16 January 2017, the full provision of 178 no. "Affordable Housing Units" has been provided for on Phases 1-4 of the scheme, under the subsequent reserved matters and full planning submissions.

The requirement for "Affordable Housing Units" on the site was as follows;

- 89 "Affordable Rented Units" being;
 - 37 x 1 bed apartments 20 of which shall be "Over 55 Units"
 - 22 x 2 bed apartments 12 of which shall be "Over 55 Units"
 - 10 x 2 bed houses; and
 - 20 x 3 bed houses
- 89 "Shared Ownership Units" being;
 - 26 x 1 bed apartments
 - 39 x 2 bed apartments
 - 23 x 2 bed houses
 - 1 x 3 bed houses

The "Affordable Housing Units" have been provided as follows;

- Phases 1 & 2

PLOT	BLOCK	TYPE	BED	TENURE	
1	Block A	Apartment	2 Bed	SO	
2	Block A	Apartment	1 Bed	SO	
3	Block A	Apartment	2 Bed	SO	
4	Block A	Apartment	2 Bed	SO	
5	Block A	Apartment	1 Bed	SO	
6	Block A	Apartment	2 Bed	SO	
7	Block A	Apartment	2 Bed	SO	
8	Block A	Apartment	1 Bed	SO	
9	Block A	Apartment	2 Bed	SO	
10	Block B	Apartment	2 Bed	SO	
11	Block B	Apartment	2 Bed	SO	
12	Block B	Apartment	1 Bed	SO	
13	Block B	Apartment	2 Bed	SO	
14	Block B	Apartment	2 Bed	SO	

15	Block B	Apartment	1 Bed	SO	
16	Block B	Apartment	2 Bed	SO	
17	Block B	Apartment	2 Bed	SO	
18	Block B	Apartment	1 Bed	SO	
19	-	House	3 Bed	Rent	
20	-	House	3 Bed	Rent	
21	-	House	2 Bed	Rent	
22	-	House	2 Bed	Rent	
23	-	House	2 Bed	Rent	
24	-	House	3 Bed	Rent	
25	-	House	2 Bed	Rent	
26	-	House	2 Bed	Rent	
27	-	House	3 Bed	Rent	
50	-	House	2 Bed	SO	
51	-	House	2 Bed	SO	
52	-	House	2 Bed	SO	
53	-	House	3 Bed	Rent	
54	-	House	3 Bed	Rent	
55	-	House	3 Bed	Rent	
56	-	House	3 Bed	Rent	
116	Block C	Apartment	1 Bed	SO	
117	Block C	Apartment	2 Bed	SO	
118	Block C	Apartment	2 Bed	SO	
119	Block C	Apartment	1 Bed	SO	
120	Block C	Apartment	2 Bed	SO	
121	Block C	Apartment	1 Bed	SO	
122	Block C	Apartment	2 Bed	SO	
123	Block C	Apartment	2 Bed	SO	
124	Block C	Apartment	1 Bed	SO	
125	Block C	Apartment	2 Bed	SO	
126	Block C	Apartment	1 Bed	SO	
127	Block C	Apartment	2 Bed	SO	
128	Block C	Apartment	2 Bed	SO	
129	Block C	Apartment	1 Bed	SO	
130	Block C	Apartment	2 Bed	SO	
131	-	House	2 Bed	SO	
132	-	House	2 Bed	SO	
133	-	House	2 Bed	SO	
191	Block A	Apartment	2 Bed	Rent	Over 55's
192	Block A	Apartment	1 Bed	Rent	Over 55's
193	Block A	Apartment	1 Bed	Rent	Over 55's
194	Block A	Apartment	1 Bed	Rent	Over 55's
195	Block A	Apartment	2 Bed	Rent	Over 55's
196	Block A	Apartment	1 Bed	Rent	Over 55's

197	Block A	Apartment	1 Bed	Rent	Over 55's
198	Block A	Apartment	2 Bed	Rent	Over 55's
199	Block A	Apartment	2 Bed	Rent	Over 55's
200	Block A	Apartment	1 Bed	Rent	Over 55's
201	Block A	Apartment	1 Bed	Rent	Over 55's
202	Block A	Apartment	2 Bed	Rent	Over 55's
203	Block A	Apartment	1 Bed	Rent	Over 55's
204	Block A	Apartment	1 Bed	Rent	Over 55's
205	Block A	Apartment	1 Bed	Rent	Over 55's
206	Block A	Apartment	2 Bed	Rent	Over 55's
207	Block A	Apartment	1 Bed	Rent	Over 55's
208	Block A	Apartment	1 Bed	Rent	Over 55's
209	Block A	Apartment	2 Bed	Rent	Over 55's
210	Block A	Apartment	2 Bed	Rent	Over 55's
211	Block A	Apartment	1 Bed	Rent	Over 55's
212	Block A	Apartment	1 Bed	Rent	Over 55's
213	Block A	Apartment	2 Bed	Rent	Over 55's
214	Block A	Apartment	1 Bed	Rent	Over 55's
215	Block A	Apartment	1 Bed	Rent	Over 55's
216	Block A	Apartment	1 Bed	Rent	Over 55's
217	Block A	Apartment	2 Bed	Rent	Over 55's
218	Block A	Apartment	1 Bed	Rent	Over 55's
219	Block A	Apartment	1 Bed	Rent	Over 55's
220	Block A	Apartment	2 Bed	Rent	Over 55's
221	Block A	Apartment	2 Bed	Rent	Over 55's
222	Block A	Apartment	1 Bed	Rent	Over 55's
223	Block B	Apartment	1 Bed	SO	
224	Block B	Apartment	1 Bed	SO	
225	Block B	Apartment	2 Bed	SO	
226	Block B	Apartment	1 Bed	SO	
227	Block B	Apartment	2 Bed	SO	
228	Block B	Apartment	1 Bed	SO	
229	Block B	Apartment	2 Bed	SO	
230	Block B	Apartment	2 Bed	SO	
231	Block B	Apartment	2 Bed	SO	
232	Block B	Apartment	1 Bed	SO	
233	Block B	Apartment	2 Bed	SO	
234	Block B	Apartment	1 Bed	SO	
235	Block B	Apartment	2 Bed	SO	
236	Block B	Apartment	1 Bed	SO	
237	Block B	Apartment	1 Bed	SO	
238	Block B	Apartment	1 Bed	SO	
239	Block B	Apartment	1 Bed	SO	
240	Block B	Apartment	2 Bed	SO	

241	Block B	Apartment	1 Bed	SO	
242	Block B	Apartment	2 Bed	SO	
243	Block B	Apartment	1 Bed	SO	
244	Block B	Apartment	2 Bed	SO	
245	Block B	Apartment	1 Bed	SO	
246	Block B	Apartment	2 Bed	SO	
247	Block B	Apartment	2 Bed	SO	
109					

- Phase 3.1

PLOT	TYPE	BED	TENURE
262	House	2 Bed	SO
263	House	2 Bed	SO
276	House	2 Bed	SO
277	House	2 Bed	SO
278	House	2 Bed	SO
279	House	2 Bed	SO
280	House	2 Bed	SO
281	House	2 Bed	SO
8			

- Phase 3.2 &4

PLOT	TYPE	BED	TENURE
352	House	2 Bed	SO
353	House	2 Bed	SO
354	House	2 Bed	SO
355	House	2 Bed	SO
356	House	2 Bed	Rent
357	House	2 Bed	Rent
358	House	3 Bed	Rent
359	House	3 Bed	Rent
360	House	3 Bed	Rent
361	House	3 Bed	Rent
362	House	3 Bed	Rent
363	House	2 Bed	SO
364	House	2 Bed	SO
365	House	2 Bed	SO
366	House	3 Bed	SO
369	Apartment	1 Bed	Rent
370	Apartment	2 Bed	Rent
371	Apartment	2 Bed	Rent
372	Apartment	1 Bed	Rent

373	Apartment	2 Bed	Rent
374	Apartment	2 Bed	Rent
375	Apartment	1 Bed	Rent
376	Apartment	2 Bed	Rent
377	Apartment	2 Bed	Rent
378	Apartment	1 Bed	Rent
379	Apartment	2 Bed	Rent
380	Apartment	2 Bed	Rent
381	Apartment	1 Bed	Rent
382	Apartment	2 Bed	Rent
383	Apartment	1 Bed	Rent
384	Apartment	1 Bed	Rent
385	Apartment	2 Bed	Rent
386	Apartment	1 Bed	Rent
421	House	3 Bed	Rent
422	House	3 Bed	Rent
423	House	3 Bed	Rent
424	House	3 Bed	Rent
457	Apartment	1 Bed	SO
458	Apartment	1 Bed	Rent
459	Apartment	1 Bed	Rent
460	Apartment	1 Bed	Rent
461	Apartment	1 Bed	Rent
462	Apartment	1 Bed	Rent
463	Apartment	2 Bed	SO
464	Apartment	2 Bed	SO
465	Apartment	2 Bed	SO
466	Apartment	2 Bed	SO
467	Apartment	2 Bed	SO
468	Apartment	2 Bed	SO
469	Apartment	1 Bed	Rent
470	Apartment	1 Bed	Rent
471	Apartment	1 Bed	Rent
472	Apartment	1 Bed	Rent
473	House	2 Bed	SO
474	House	2 Bed	SO
498	House	2 Bed	Rent
499	House	2 Bed	Rent
500	House	2 Bed	Rent
501	House	3 Bed	Rent
502	House	3 Bed	Rent
503	House	3 Bed	Rent
61			

It was envisaged that the final Phase of the development, Phase 5 (see Appendix 1), would be fully private tenure (see Appendix 2).

Through the reserved matters submissions for Phase 1-4, this has been realised, with all of the required “Affordable Housing Units” having been provided on these earlier phases, for the site as a whole (see Appendix 3).

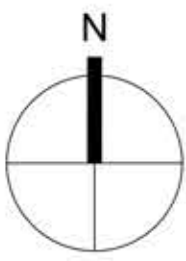
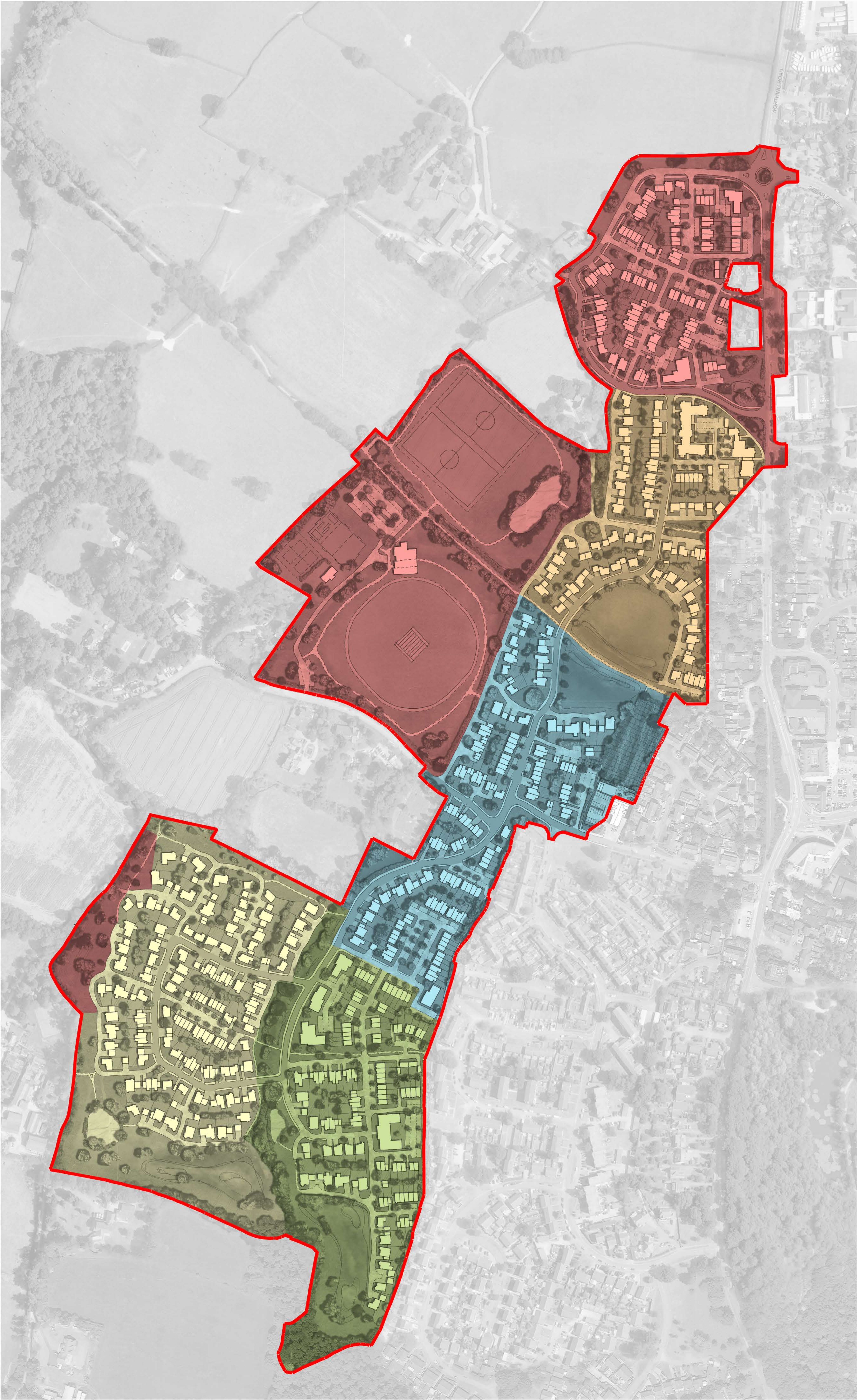
Therefore, Phase 5 is proposed as fully private tenure in this application. No additional affordable housing is proposed.

The period for submission of reserved matters applications under the outline consent DC/14/0590 expired on 25 June 2018.

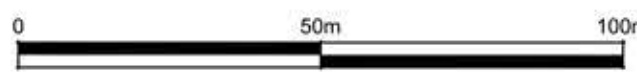
Phase 5 is therefore being dealt with as a full planning application, however, this application is in broad accordance with approved outline scheme parameters.

Appendix 1

Approved Phasing Plan S831-3-300 Rev.A



- KEY
- Application Boundary
 - Phase 1
 - Phase 2
 - Phase 3
 - Phase 4
 - Phase 5



REF	DATE	REVISION
DEVELOPMENT Land West of Worthing Road, Southwater		

DRAWING TITLE Phasing Plan

Berkeley
Designed for life

Berkeley Homes (Southern) Limited
Berkeley House, Bay Tree Avenue
Leatherhead
Surrey, KT22 7UE
Tel: (01372) 370400

DRAWN NCM	CHECKED OF
DATE September 2015	SCALE 1:1250@A0

DWG NO. S831-3-300	REV. A
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Appendix 2

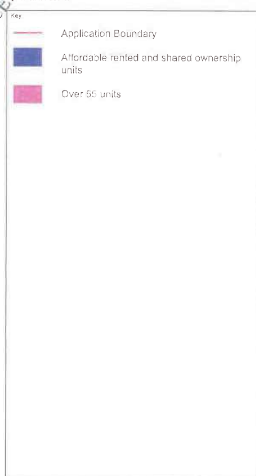
S106 Plan 22 – Indicative Affordable Housing Locations

Plan 22
 Ali B
 20
 10/10/16
 10/10/16
 10/10/16



HEAD OF LEGAL & COUNCIL SERVICES

Notes:
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 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
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04	20.04.15	Section 106 Plans - Review to client	UCC	AKL
05	16.05.15	Section 106 Plans - Review to client	UCC	AKL
06	17.05.15	Section 106 Plans - Review to client	UCC	AKL
07	26.05.15	Section 106 Plans - Review to client	UCC	AKL

Rev Date Description Drawn CHD

SECTION 106

Client
 Berkeley

Berkeley
 Designed for life

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Project
 Land West of Worthing Road,
 Southwater

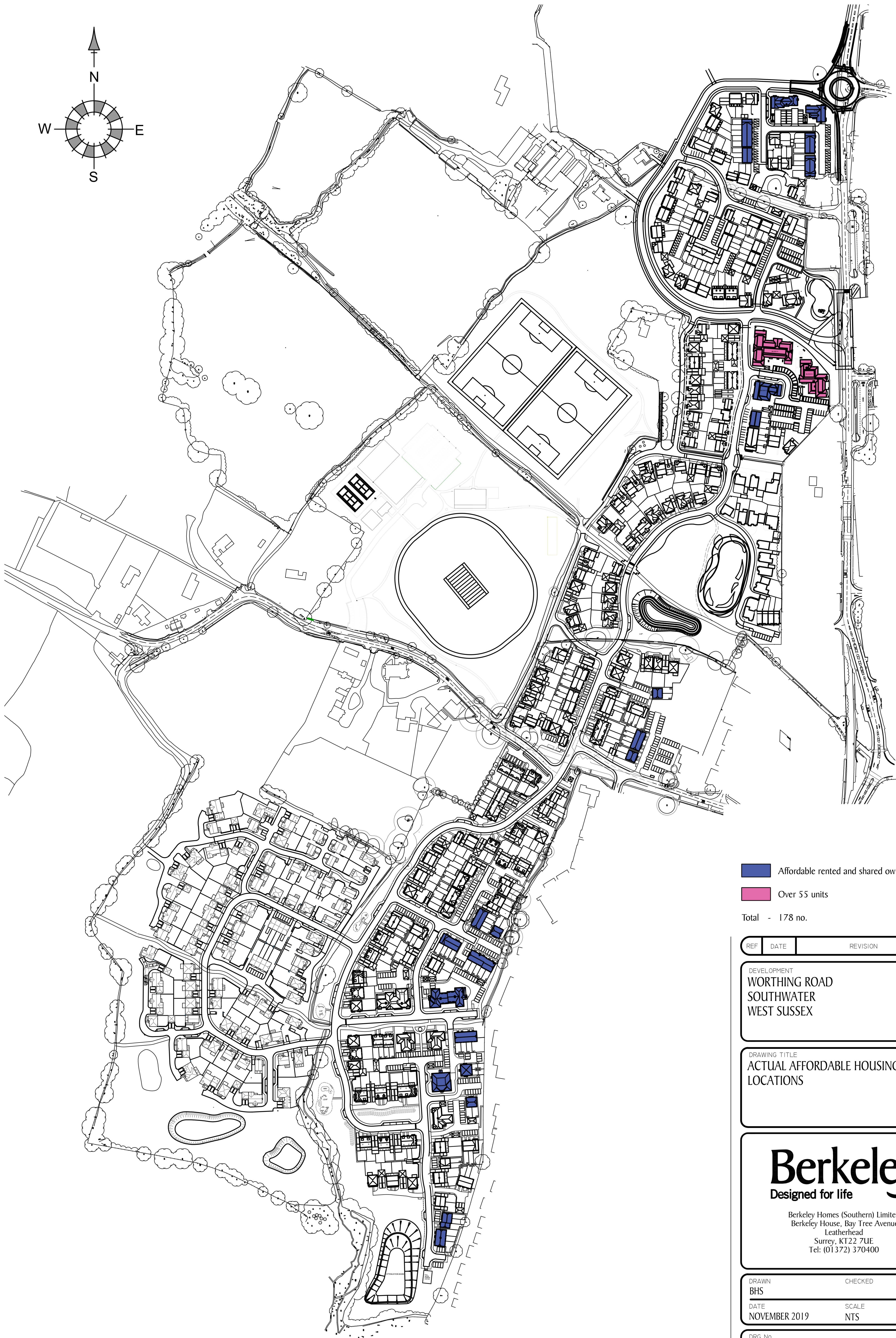
Drawing Title
 Section 106 Plans
 Plan 22 - Indicative Affordable Housing Locations

Scale @ A1 1:2000 Job Ref: 03401P
 Drawing No: 00401E_SK03 Revision: D4
 Scale Bar 0 10 20 30 40 50 60m



Appendix 3

Berkeley Plan S830/AAHL – Actual Affordable Housing Locations



- Affordable rented and shared ownership units
- Over 55 units

Total - 178 no.

REF	DATE	REVISION
DEVELOPMENT WORTHING ROAD SOUTHWATER WEST SUSSEX		
DRAWING TITLE ACTUAL AFFORDABLE HOUSING LOCATIONS		
Berkeley Designed for life Berkeley Homes (Southern) Limited Berkeley House, Bay Tree Avenue Leatherhead Surrey, KT22 7UE Tel: (01372) 370400		
DRAWN BHS		CHECKED
DATE NOVEMBER 2019		SCALE NTS
DRG No. S830/AAHL		REV.