

Proposal re Affordable Housing in relation to the reserved matters application for 150 Homes – Planning ref: H16-0116-22.

The proposal is with regard to the next reserved matters application in relation to the wider outline permission related to the Holland Park extension.

The Outline permission dates back a number of years and since its grant has become linked to the delivery of Section 1 of the South West Relief Road. Over the years Section 1 has been delayed as the focus was shifted to the delivery of Section 5 due to the grant it was successful in obtaining; Section 1 does remain key to the delivery of the total scheme though.

In time, the route, size and cost of delivery of Section 1 has become much larger than that first envisaged by the initial permission which has challenged the ability of the Reserved Matters applications being able to deliver the level of contributions to other 106 commitments. No viability application has been submitted on this original permission as yet as it is clear that a level of funding will be forthcoming and until this is finalised it would be wrong to discharge major swathes of other commitments.

The original 312 unit reserved matters permission has delivered 20 affordable units involving a mix of rented, intermediate rented and shared ownership units. This number is less than the percentage within the permission as an acknowledgement of the increased direct costs incurred in association with the link road through the development delivered as part of this section of the development.

Ultimately, when the funding and costing position in relation to Section 1 of the South West Relief Road is finalised, it is expected that a viability study will need to be done to assess what is now deliverable from the development especially as the significantly increased costs associated with the delivery of Section 5, which essentially parallels Section 1, reflect both the significant passage of time between approval and delivery and the escalating costs of materials and labour associated with the delivery of all UK infrastructure schemes in the context of presently volatile worldwide markets. This is not the time to be considering that as the funding position is not yet clarified.

In order to ensure the continued delivery of housing within the town, it is proposed that this reserved matters application provides 25% affordable housing in line with current policy – 38 units including a mix of 1 bed bungalows, 2 bed houses and 3 bed houses. The mix of tenures to be agreed before the occupation of the first unit.

We would propose the following mix of properties:

1 bedroomed Bungalows	4 units
2 bedroomed Houses	22 units
3 Bedroomed Houses	12 units

The Phasing of the properties to be:

6 to be completed before the occupation of the 38th property,

A further 12 to be completed before the occupation of the 75th property,

A further 12 to be completed before the occupation of the 113th property and

The final 8 to be completed before the occupation of the 141st property.

We would then expect that future Reserved Matters applications will be able to consider what level can be delivered as we expect them to come after the delivery of a viability study based on confirmed funding and costing information.