

**Land off Shurdington Road, Amended Housing Enabling Comments- 20/01788/FUL**

Following on from this Officer's previous Housing Enabling comments concerning the Land off Shurdington Road, Planning Reference 20/01788/FUL dated 02.02.2021 and 01.10.2021 respectively, the Council and Miller Homes (represented by Pioneer Property Services) have agreed with the Housing Strategy and Enabling Officer on the following affordable housing mix, comprised of 41 social rented homes, 57 affordable rented homes and 42 shared ownership homes: (please refer to table below).

The affordable housing mix agreed between the Housing Strategy and Enabling Officer and Miller Homes satisfies the policy requirements of JCS Policy SD12: Affordable Housing.

**Table 1: Final Affordable Housing Mix- Land off Shurdington Road- 22.11.21**

Description	Persons	Sqm	Sqft	Social Rent	Affordable Rent	Shared Ownership	Total
1-bed flat M4(2)	2	51	544	24	0	0	24
1-bed bungalow M4(3)(2)(b)	2	60	647	4	0	0	4
1-bed bungalow M4(2)	2	50	539	4	0	0	4
1-bed house	2	51	549	0	0	4	4
2-bed coach house	4	71	764	0	0	6	6
2-bed house	4	71	764	0	18	12	30
2-bed house M4(2)	4	79	850	0	14	0	14
2-bed bungalow M4(2)	4	72	779	0	4	0	4
3-bed house	5	84	908	0	3	4	7
3-bed house	5	83	893	0	7	8	15
3-bedhouse M4(2)	5	93	1001	0	3	0	3
3-bed house	6	93	1001	0	4	8	12
3-bed house	6	95	1021	0	4	0	4
4-bed house	7	118	1274	6	0	0	6
4-bed house M4(2)	7	121	1303	1	0	0	1
5-bed house	8	127	1372	2	0	0	2
<b>Grand Total</b>				<b>41</b>	<b>57</b>	<b>42</b>	<b>140</b>

For ease of reference, the affordable housing mix captured in Table 1 above will supersede all previous discussions between the Housing Strategy and Enabling Officer and Miller Homes and represents the final agreed affordable housing mix.

**Amendments to Affordable Housing Mix dated 01.10.21:**

Above and beyond previous comments provided by the Housing Enabling Officer relating to this scheme, Miller Homes have agreed that 4 x 1b2p Social rented M4(3)(2)(b) bungalows will be provided on this scheme (subject to planning permission being granted), instead of 4 x 1b2p Social Rented M4(3)(2)(a) bungalows. In summary, this will mean that disabled households can immediately access these properties, instead of waiting in potentially unsuitable accommodation for minor adaptations to be made to these new properties.

In exchange for this agreement regarding the M4(3) bungalows, the Council has not to make any further changes to the latest proposed scheme layout (Revised Affordable Housing Layout, Reference CB\_70\_0064\_003 G, dated 31.08.21).

**Section 106 Agreement:**

The Council will ensure that both the latest affordable housing planning layout, referred to above, and the final Affordable Housing Mix table (see Table 1) are captured within the final iteration of the Section 106 agreement relating to this scheme. This will give the Council confidence that the affordable homes will be delivered as agreed.

**Ewan Wright**

**Housing Strategy and Enabling Officer**

**22.11.21**