

**Questions re: % split between private and 'affordable' housing in Graylingwell.**

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Questions put to CDC Planning Team re: the split between private and 'affordable' (which includes shared ownership and housing association rental properties) homes in Graylingwell.

**1. I think I'm right in saying that the original masterplan was for a 60/40 split. Is that right?**

Yes 40% affordable across the site – our current records show they are on track with that (approximately).

**2. Has that requirement remained, or has it been altered during the life of the development?**

It has not changed since the 14/01018/OUT outline permission was granted and remains the requirement.

**3. Is the split (whatever it is) required for each phase as it comes forward, or does it only apply to the development as a whole?**

Applies to the development as a whole.

**4. If shared ownership properties are bought outright by their owners, they presumably still count as having been delivered as affordable i.e. they don't retrospectively muck up the numbers?**

The definition of 'affordable dwelling units' in the s106 is, in part, that they will be retained as affordable units in perpetuity (subject to right to buy, right to acquire and 100% staircasing).

Our housing colleagues have advised that there are no restrictions in the s106 to limit staircasing on the shared ownership and as Graylingwell does not fall within a Designated Protected Area or Designated Rural Area there are no restrictions to limit staircasing here either. Consequently, owners will be able to staircase (should they choose to) and tenants will still have the right to acquire.

However, even if they do exert these rights the units would still count towards the 40%. The reference to 'retain in perpetuity' in this case means the RP (Clarion) cannot dispose of them on the open market.

**5. Is it possible to get a breakdown on what the numbers are for Graylingwell currently? By phase, if relevant and the figures are available, or for the development as a whole if not?**

Please see below an excerpt of our records showing the completed Phases.

In addition, Phase 8 is proposed to be 30 private and 6 Affordable Homes (16.6 %) and a live application is pending consideration.

The final phases (6 and 7) of the development will need to make the total mix work but have not yet been submitted to the Council as applications for consideration.

Phase	Housing Type	No. of Units	% Private / Affordable
Phase 1	PD Units - Houses	58	56.7% private
	PD Units - Apartments	5	
	HA Units - Houses	36	43.2% affordable
	HA Units - Apartments	12	
	Additional Affordable	0	
	Total Units	111	
Phase 2	PD Units - Houses	40	60.7% private
	PD Units - Apartments	25	
	HA Units - Houses	9	39.2% affordable
	HA Units - Apartments	33	
	Additional Affordable	0	
	Total Units	107	
Phase 3	PD Units - Houses	21	58.3% private
	PD Units - Apartments	63	
	HA Units - Houses	6	41.6% affordable
	HA Units - Apartments	54	
	Additional Affordable	0	
	Total Units	144	
Phase 4a	PD Units - Houses	36	39.1% private
	PD Units - Apartments	0	
	HA Units - Houses	25	60.8% affordable
	HA Units - Apartments	0	
	Additional Affordable	31	
	Total Units	92	
Phase 4b	PD Units - Houses	0	0% private
	PD Units - Apartments	0	
	HA Units - Houses	6	100% affordable
	HA Units - Apartments	37	
	Additional Affordable	17	
	Total Units	60	
Phase 5	PD Units - Houses	36	91.1% private
	PD Units - Apartments	5	
	HA Units - Houses	0	8.8% affordable
	HA Units - Apartments	4	
	Additional Affordable	0	
	Total Units	45	