

Affordable Housing Statement

Development of up to 150 Residential Dwellings and Retail and Community Use
Land at Higher Trehiddle – St Austell

for

Kingsley Homes Limited

The residential development on the site would provide Affordable Housing with 25% of the total number of units to be affordable. The development expects to provide Affordable Housing on the 70/30 split as set out in the Housing SPD

The development would be policy compliant and 70% would be for rent and 30% would be shared ownership. All affordable houses would be constructed to nationally described space standards.

A minimum of 25% of the dwellings would be constructed as accessible homes to meet the building regulations approved document M4(2) for improved levels of accessibility and adaptability.

The final mix will be agreed with Cornwall Council Affordable Housing Team at the Reserved Matters Stage and will reflect the local housing need. Affordable housing will be secured through a Section 106 legal agreement.

A 'draft' Section 106 with proposed Heads of Terms is submitted with this planning application.

CAD Architects November 2023