



OCTOBER
2018

Affordable Housing Statement Addendum

Planning Application for Redevelopment of Former
Shredded Wheat Site, Welwyn Garden City

Iceni Projects Limited on behalf of
The Wheat Quarter (TWQ) Ltd and
Metropolitan Housing Trust (MHT)

ICENI PROJECTS LIMITED
ON BEHALF OF THE WHEAT
QUARTER (TWQ) LTD AND
METROPOLITAN HOUSING
TRUST (MHT)

October 2018

Iceni Projects

London: Flitcroft House, 114-116 Charing Cross Road, London, WC2H 0JR
Glasgow: 2/1 Mercantile Chambers, 53 Bothwell Street, Glasgow, G2 6TS

t: 020 3640 8508 | w: iceni-projects.com | e: mail@iceni-projects.com
linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: [iceni-projects](https://twitter.com/iceni-projects)

**Affordable
Addendum** **Housing** **Statement**
PLANNING APPLICATION FOR REDEVELOPMENT OF
FORMER SHREDDED WHEAT SITE, WELWYN GARDEN
CITY

CONTENTS

1. INTRODUCTION.....	1
2. POST PLANNING PERMISSION TIMETABLE AND ACTIONS	2
3. AFFORDABLE HOUSING SCHEDULE, TENURE AND MIX.....	3

1. INTRODUCTION

- 1.1 This Affordable Housing Statement Addendum updates and supplements the Affordable housing Statement prepared by Icen Projects Ltd on behalf of the applicants, The Wheat Quarter (TWQ) Ltd and Metropolitan Housing Trust (MHT), to accompany the planning application for the redevelopment of land at the former Shredded Wheat site on Bridge Road in Welwyn Garden City.
- 1.2 The description of development has changed slightly since the application was submitted. The revised description of development is as follows:

Creation of a mixed-use quarter comprising the erection of up to 1,340 residential dwellings including 414 (31%) affordable dwellings (Use Class C3); 114 extra care homes (Use Class C2); the erection of a civic building comprising 497 m² of health (Use Class D1), 497 m² of community use (Use Class D1), 883 m² of office (Use Class B1) and 590 m² of retail (Class A1/A2/A3/A4/A5); alterations, additions and change of use of Grade II Listed Building and retained Silos to provide 5,279 m² of flexible business floorspace (Use Class B1), 270 m² Combined Heat and Power (Sui Generis), 2,057 m² International Art Centre (Use Class D1), 1,235 m² Gymnasium (Use Class D2), 1,683 m² of restaurant/coffee shop/bar (Use Class A1/A3/A4/A5), Creche/Day Nursery of 671 m² as well as a Network Rail TOC Building of 360 m²; plus associated car parking, access, landscaping, public art and other supporting infrastructure.

- 1.3 This Affordable Housing Statement Addendum has been produced to clarify the housing grant position with Homes England and MHT's proposed actions and timetable if planning permission is granted for the development. It also attaches block layouts for the affordable housing blocks demarcating the affordable housing tenures and mix.

2. POST PLANNING PERMISSION TIMETABLE AND ACTIONS

- 2.1 MHT is a Homes England Investment Partner, and is contracted with Homes England through its Shared Ownership and Affordable Homes Programme 2016-21 (SOAHP 16-21).
- 2.2 MHT has been discussing in detail with Homes England the prospect of using housing grant to help fund affordable housing on this development, on the basis that the provision of affordable housing without grant is not financially viable.
- 2.3 If planning permission is granted for the development, MHT will submit a formal bid for grant, and will expect to be formally notified of the outcome, within 6 weeks.

3. AFFORDABLE HOUSING SCHEDULE, TENURE AND MIX

3.1 For the avoidance of doubt, the affordable mix is as follows:

Tenure	Dwelling Mix				
	1-bed	2-bed	3-bed	4-bed	Total
Shared Ownership	105	126	27	0	258
Affordable Rent	37	47	22	0	106
Over 55 Social Rent	27	23	0	0	50

3.2 The location and arrangement of the affordable housing units within the scheme are demarcated on the plans provided at Appendix 1 of this addendum accordingly. The plan numbers and titles are as follows:

Drawing	Drawing Number
Ground Floor Tenure Plan	16037 CCA-00 DR-A TN.100 Revision P1
First Floor Tenure Plan	16037 CCA-00 DR-A TN.101 Revision P1
Second Floor Tenure Plan	16037 CCA-00 DR-A TN.102 Revision P1
Third Floor Tenure Plan	16037 CCA-00 DR-A TN.103 Revision P1
Fourth Floor Tenure Plan	16037 CCA-00 DR-A TN.104 Revision P1
Fifth Floor Tenure Plan	16037 CCA-00 DR-A TN.105 Revision P1

Sixth Floor Tenure Plan	16037 CCA-00 DR-A TN.106 Revision P1
Seventh Floor Tenure Plan	16037 CCA-00 DR-A TN.107 Revision P1