



**Sent:** 07 July 2026 17:29

**Subject:** RE: App Ref SMD/2026/0052 - Anzio Camp

Hi Chris, Ben.

I'll be guided the outcome of the FVA review, but initial comments are as follows:

FVA prepared by Telford One Ltd suggests that 10% affordable housing would be viable. The 10% is proposed as:

| No | Type | Tenure           |
|----|------|------------------|
| 8  | 2b4p | Affordable Rent  |
| 9  | 3b5p | Affordable Rent  |
| 6  | 2b4p | Shared Ownership |
| 5  | 3b5p | Shared Ownership |
| 28 |      |                  |

The tenure mix proposed is 60.7% Affordable Rent, 39.3% shared ownership, in line with the tenure mix as set out in policy H3.

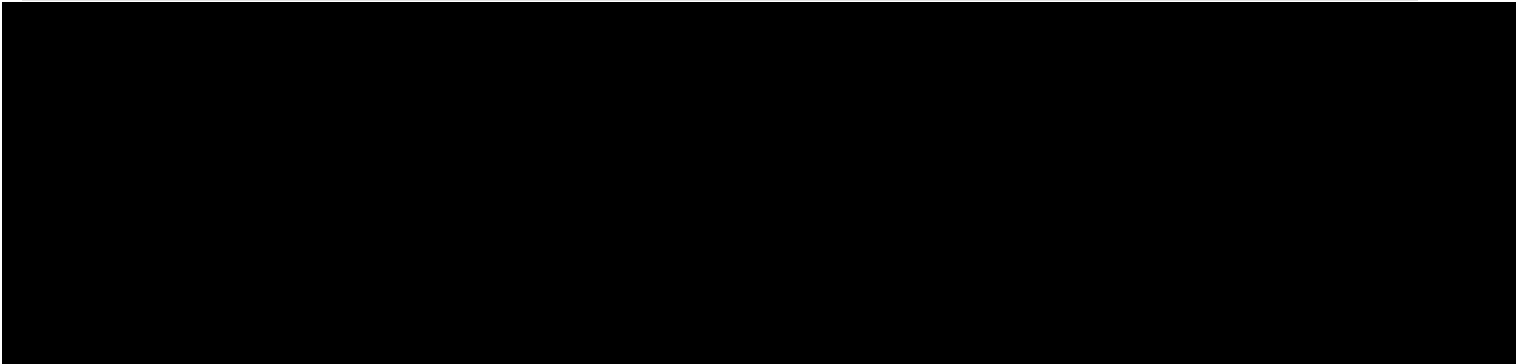
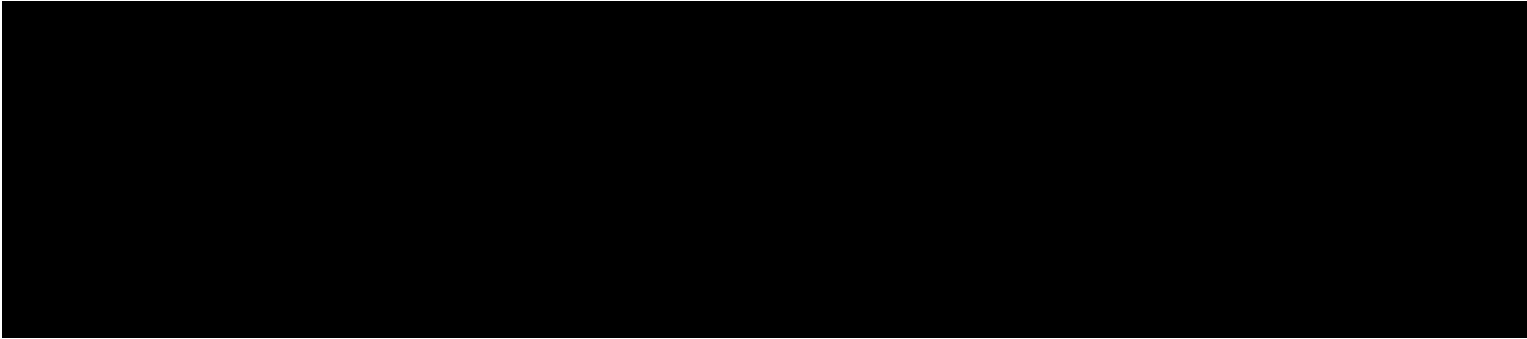
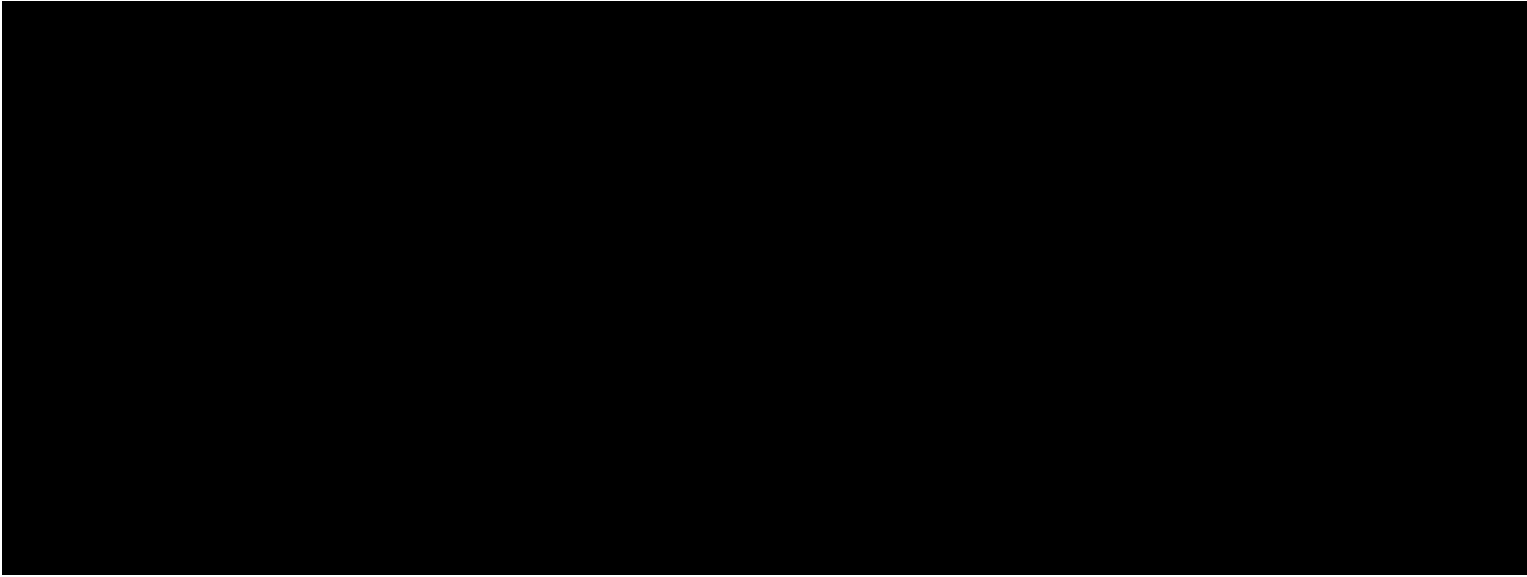
The developer contributions SPD sets out space standards for affordable housing. Dwellings should aim to provide larger bedrooms to allow for greater flexibility and better living conditions for their occupants, for example by providing a 2b4p dwelling rather than a 2b3p dwelling, and a 3b5p dwelling rather than a 3b4p dwelling.

| Electoral Wards/Divisions Code | 1 bedroom | 2 bedrooms | 3 bedrooms | 4 or more bedrooms | Total |
|--------------------------------|-----------|------------|------------|--------------------|-------|
| E05007055 : Dane               | 24        | 132        | 276        | 188                | 620   |
|                                | 25%       |            | 75%        |                    | 100%  |

|                             | 1B  | 2B | 3B  | 4B | TOTAL |
|-----------------------------|-----|----|-----|----|-------|
| Affordable housing proposed | 0   | 14 | 14  | 0  | 28    |
|                             | 50% |    | 50% |    |       |
| SHMA recommendations        | 60% |    | 40% |    |       |

The Census data does indicate a low proportion of 1 and 2 bedroom properties. I’ve not had the opportunity to review Home Options data, but hope to be able to do so before your meeting on the 9<sup>th</sup> July.

Thanks  
Kate

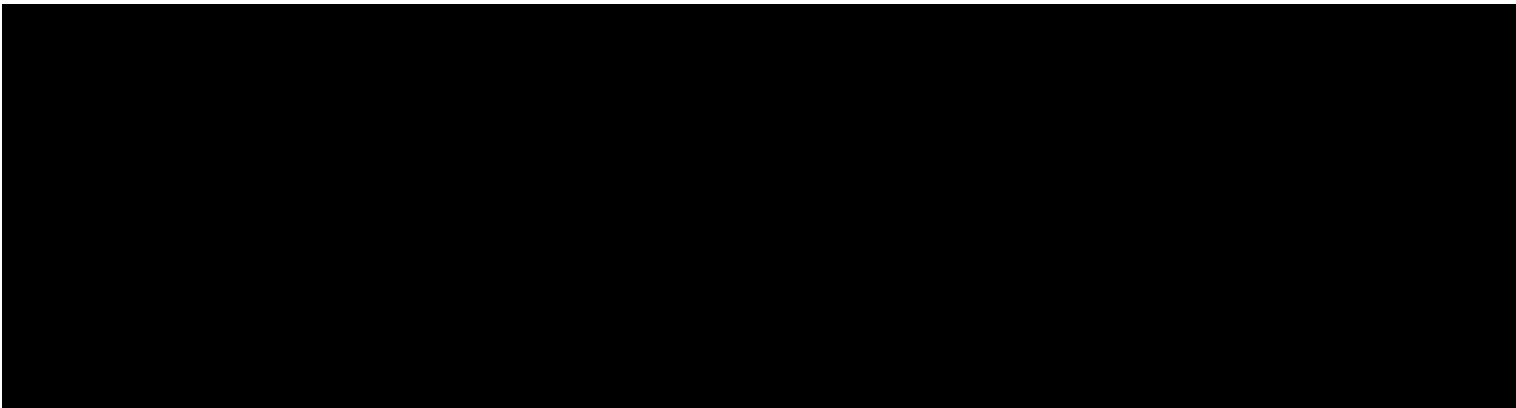
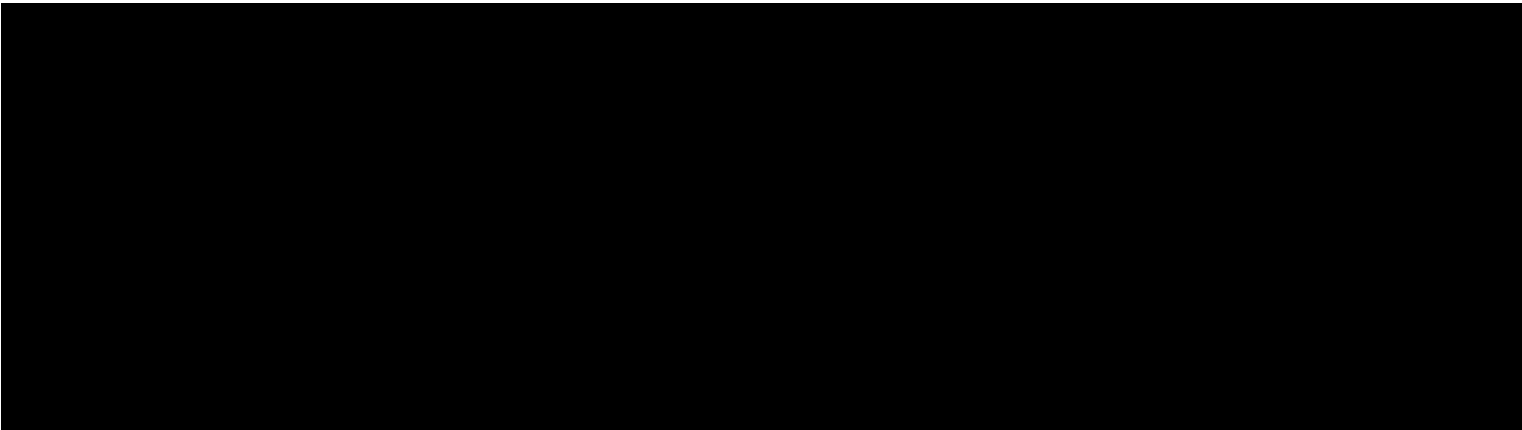
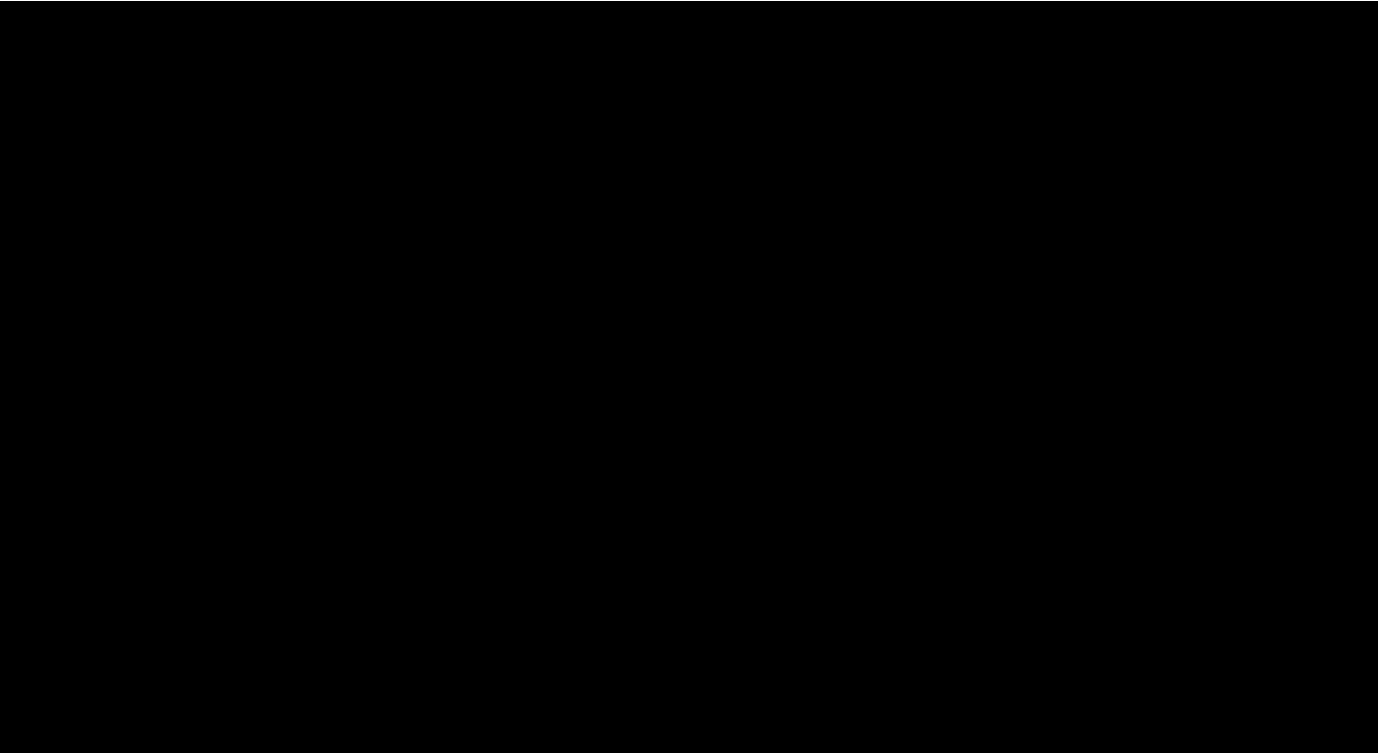


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