

SONNING COMMON NDP
HOUSING MIX - SUMMARY of SOCIAL and MARKET ELEMENTS

	SOCIAL - AFFORDABLE HOUSING		
	Intermediate 25% of total	RENT ONLY 75% of Total	OVERALL 100% of Total
1 Bedroom	20%	15%	16.25%
2 Bedroom	70%	45%	51.25%
3 Bedroom	10%	25%	21.25%
4 Bedroom	0%	15%	11.25%
	100%	100%	100%

	MARKET HOUSING		
	Detached	Other	OVERALL 100% of Total
1 Bedroom	0%	10%	10%
2 Bedroom	13%	32%	45%
3 Bedroom	10%	25%	35%
4 Bedroom	10%	0%	10%
	33%	67%	100%

Notes

SOCIAL - modelled on SODC Housing Mix 2012, noting housing needs advised by SODC Housing for Sonning Common

MARKET - Informed by 2011 Census of Housing stock, 2012 ORCC Housing Survey. These show a distorted current housing stock

MARKET - Current housing stock is unduly upscale - partly caused by decades of extensions and few new-builds

MARKET - High Price to Average pay ratio and tough deposit and mortgage conditions limit scope for more up-scale housing

MARKET - Existing housing stock can meet up-scale market demand - and with larger plots

SONNING COMMON NDP
OUTLINE HOUSING MIX

HOUSING TYPES TYPOLOGY for NEW homes in Sonning Common	Gross Internal Area Sq M.s (Incl garage)	Land area Net ha.s	Land area Sq M.s	MIX of NEW HOUSING Proposed Post ORCC Survey
AFFORDABLE in Sonning Common				
Terraced Duplex Flat - 1 bedroom (no garage)	53	0.01	100	9
Terraced Duplex Flat - 2 bedroom (no garage)	60	0.012	120	3
Maisonette Duplex flat - 2 bedroom - 3 person (no garage)	65	0.015	150	13
Terraced house - 2 bedroom - 4 person (no garage)	74	0.025	250	13
S/Detached house - 3 bedroom - 5 person (no garage)	84	0.035	350	12
S/Detached house - 4 bedroom - 6 person (no garage)	100	0.04	400	6
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AFFORDABLE Sub-total (40%)				56
OPEN MARKET in Sonning Common				
MaisonetteDuplex flat - 1 bedroom - 2 person (no garage)	60	0.012	120	8
MaisonetteDuplex flat - 2 bedroom - 3 person (no garage)	75	0.02	200	6
Terraced house - 2 bedroom - 4 person (no garage)	80	0.0275	275	8
S/Detached house - 2 bedroom - 4 person (+ garage)	95	0.035	350	9
S/Detached house - 3 bedroom - 5 person (+ garage)	110	0.04	400	21
S/Detached house - 4 bedroom - 6 person (+ garage)	125	0.045	450	0
Detached house - 4 bedroom - 6 person (+ garage)	140	0.05	500	8
S/Detached bungalow - 2 bedroom (+ garage)	95	0.04	400	4
Detached bungalow - 2 bedroom (+ garage)	110	0.045	450	12
Detached bungalow - 3 bedroom (+ garage)	125	0.05	500	8
Sheltered etc bungalow (from above)				0
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OPEN MARKET Sub-total (60%)				84
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NEW HOMES TOTAL				140
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