

Case Study: Binscombe



PROJECT: BINSCOMBE

COUNCIL: WAVERLEY BOROUGH COUNCIL

SCHEME: AFFORDABLE HOUSING



Opus Works is promoting the 3-acre landholding at Binscombe for a development of 28 affordable homes, split between affordable rent and shared ownership tenures.

The team has actively engaged with Ward Councillors, Godalming Town Council and Housing teams at Waverley Borough Council to deliver a high-quality scheme to meet high levels of demand for affordable homes across the borough. The local housing need was evidenced through the commission of an independent Housing Needs Survey by Surrey Community Action and Waverley Borough Council's own Housing Affordability Study and subsequent Affordable Housing SPD.

Focusing on the delivery of sustainability, as well as affordability, the rental homes will be capped at a maximum of 70% of open market rental values with all dwellings to be supplied with air source heat pumps to reduce day-to-day running costs. Other benefits of the scheme include 10% biodiversity net gain, onsite natural play area and improved connectivity through Binscombe by upgrading the public right of way and woodland at Copse Side.

A planning application is due to be submitted in March 2023.

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