

AFFORDABLE HOUSING STATEMENT

LAND AT WINGS NURSERY, LIDSEY ROAD, WOODGATE



Address Land at Wings Nursery
 Lidsey Road
 Aldingbourne
 PO20 3SU

Date: October 2017

Revision: I

WHALEBACK
51 Summerfield Road
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1. Policy Requirement

1.1 Arun District Council seeks 30% affordable housing on-site on residential developments of 15+ residential units. This is in light of the Arun Local Plan (2003) Policy DEV17; the Interim Affordable Housing Policy (2010) and the Arun Local Plan Main Modifications draft Local Plan (2017) Policy AH SP2.

1.2 The Aldingbourne Parish Council Policy H4 seeks 40% affordable homes for proposals of 10 or more units. It is unclear to the applicant how the two policy requirements that apply to the same area complement each other. Paragraph 184 of the Framework directs that neighbourhood plans should be aligned with the strategic priorities of the wider area and be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect the strategic policies of the Local Plan and positively support them. It is acknowledged that the emerging Local Plan has not yet been adopted and that the Neighbourhood Plan has been adopted more recently than the extant Local Plan (2003) but the policy position of the extant and emerging Local Plan remains unchanged and so the Neighbourhood Plan appears to be in conflict with this.

2. Amount

2.1 This application for 55 dwellings proposes 18 affordable homes (33%) on site, meeting the Local Plan policy requirement.

2.2 It is the applicant's intention to ensure that the 18 affordable homes are secured through a S106 planning obligation. The size, mix, tenure and location of the affordable housing will be agreed with the Council's Housing Strategy and Enabling Manager during the course of the application.

2.3 The indicative size mix of the affordable units is as follows but will be confirmed through the S106 obligation in agreement with the Council:

- 15 x 2 Bedroom Houses (83%)
- 2 x 2 Bedroom Flats (11%)
- 1 x 1 Bedroom Flat (6%)

3. Location

3.1 The indicative layout shows that the proposed affordable homes would be positioned throughout the site in clusters. The design approach will be tender blind to ensure there is no distinguishable differences between the affordable and private market dwellings and the final position of the units can be flexible. The location of the affordable units will be confirmed through the S106 obligation in agreement with the Council.

4. Tenure

4.1 The tenure of the affordable units will be confirmed through the S106 obligation in agreement with the Council but are indicatively proposed as 50% affordable rent and 50% intermediate, as informed by the Council's pre-application response in July 2016. It is noted that the emerging Local Plan Main Modifications

policy AH SP2 suggests a 75/25 mix but given the advice of the Council to date and the unadopted status of this policy, a 50/50 mix is considered appropriate. Affordable rent and intermediate products are as defined by the National Planning Policy Framework.

5. Council advice to date

5.1 The Council's Housing Strategy and Enabling Manager has provided the following comments in response to the pre-application enquiry in July 2016:

"The applicants need to comply with the requirements of the Council's affordable housing policy and provide 30% affordable on-site for this development, a commuted sum would not be acceptable. The tenure of the affordable housing must be negotiated with the Council's Housing Strategy and Enabling Manager but currently most schemes are being agreed on the basis of 50% rented and 50% intermediate housing. Until Starter Homes are specifically prescribed as an affordable housing product by the National Planning Policy Framework (NPPF) this type of housing would not be supported by the Council. The affordable housing needs to be acquired by one of the Council's preferred housing partners, details for which are available from the Housing Strategy and Enabling Manager.

The dwellings mix for the intermediate housing should primarily comprise of a range of 1, 2 and 3 bed dwellings. The mix for the rented housing should be proportionate with the housing need requirements from the Council's housing register which are for 35% 1-bed dwellings, 55% 2-bed dwellings, 5% 3 bed dwellings and 5% 4 bed dwellings. The proposed location and clustering of the affordable housing units should be agreed with the Council's Housing Strategy and Enabling Manager. The space standards for the affordable housing units should be no less than the Prescribed National Space Standards 2015. The initial equity share for the intermediate housing needs to be agreed between the council and the affordable housing provider."

5.3 The indicative dwelling-size mix proposed in this application follows closely this pre-application advice. The application does not propose 3 and 4 bed affordable units (of which only a very small proportion was suggested at pre-application stage), but this appropriately reflects the range of unit sizes on the site as a whole which is mainly constituted of 2-bedroom properties.

5.4 The affordable homes will comply with the Building Regulations Requirement M4(2) (accessible and adaptable dwellings) and subject to the requirements and justification of the Council a proportion could be provided at optional M4(3) (wheelchair user dwellings) standard.

6. Community Land Trust

6.1 Aldingbourne Parish Council resolved to investigate the establishment of a Community Land Trust (CLT) at its Full Council meeting on 5th September 2017. The applicant of the Wings Nursery site is open to the involvement of this CLT in the delivery and/or acquisition of the affordable housing units on site, if it were to be constituted within the timeframe of the development process. It can be seen from the minutes of the Parish Council meeting that this approach is being explored at the Nyton Nurseries site north of Westergate.

7. Transfer to a Registered Provider

7.1 Prior to commencement of development, the applicant will seek interest from the Council itself, the panel of preferred Registered Partners and other local Housing Associations. It is understood that the Council imposes a 45% transfer price cap on the sale of land to Registered Providers which will be negotiated in consultation with the Council's Housing Strategy and Enabling Manager.

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