



ABE
Community
Land
Trust

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By Email

14th April 2020

Dear Simon,

RE: AL/21/20/OUT – Comments from ABE CLT

Thank you for accepting our comments after the closing date shown. As explained the CLT Board had raised a number of points earlier last week, having originally met with the applicants to discuss their proposals in September 2019. We met online with the applicants and their planning consultants, Whaleback, on the 9th April.

1. We support the general concept of the application and the commitment shown by the applicants to provide a small development which fosters a sense of community, with affordable housing to meet the needs of local people and a small “hub” as a shared space.
2. This is, however, an outline application with reserved matters and we are conscious that the detail and design could be considerably altered when a full application is submitted. This site has been brought forward for development as part of the Aldingbourne Neighbourhood Plan review and in that context with the specific intention that people living or working locally, or with a strong local family connection, have priority in allocation of the affordable housing.

It is therefore essential that grant of planning consent is subject to specific conditions, including the freehold provision of the affordable housing to the ABE CLT and a Section 106 Agreement requiring that the ABE CLT allocation policy is adopted (Our initial draft recently provided for comment to Arun DC).

While we were disappointed that the supporting documents do not reflect the applicant’s commitment to working with the ABE CLT we have been assured that they are “committed to working with the CLT (and Saxon Weald) to bring forward affordable housing on this site despite no direct reference to this in the Planning Statement (which provided only minimal

**Aldingbourne, Barnham & Eastergate Community Land Trust,
Barnham Community Hall, Murrell’s Field, Yapton Road, Barnham PO22 0AY.**

comment on affordable housing matters to comply with the planning rules).” (Saxon Weald Housing Association would be our chosen development and housing management delivery partner for this site). The applicants have also confirmed that in their updated Affordable Housing Statement they will advise Arun District Council that they wish for the CLT to be recognised in the S106.

3. The CLT has raised with the applicants our concern that the mix of affordable housing does not entirely reflect the Housing Needs Survey (HNS) undertaken last summer (kindly funded by Arun DC). The applicants have indicated they are fully open to delivering a mix preferred by the CLT & Saxon Weald. The HNS – which is more current and the result of specific local analysis in contrast to Council Policy indicative mix - indicates that at a proportion in the order of 25% ground floor homes would be required (indicating that at least one of the bungalows should be an affordable home, or ground floor flats) and that there is a clear need for a few 1 bedroom units. While many of those completing the HNS aspire for a 2 bedroom home to grow their family, we are conscious that in an area of low wages – and sadly potential economic repercussions of Covid 19 - for some people the “bedroom tax” would make a 2 bed unit unaffordable. We will be consulting Saxon Weald regarding the viability of the mix once new proposals are received. A copy of our HNS Summary is attached to support this.
4. While the grouping of the affordable units offers benefits in terms of management and avoiding isolation it would be preferable in the context of a rural location if the development were more “tenure blind”. The scale of the development makes “Pepper potting” more difficult / less necessary. However, we would ask that two of the blocks of three homes for sale are swapped with two of the affordable blocks of 3 homes – one in to the north and one to the west of the site to provide a more mixed / balanced / sustainability community and avoiding a ‘them and us’ appearance / lived experience.
5. We support the aspirations for providing plenty of green space in a central area, biodiversity and drainage provision. However, the parking provision is low at one space per unit and this may be considered insufficient in the context of a rural location with an infrequent bus service. Consequently we are concerned that more parking provision may be required, reducing the provision of green space, and fundamentally undermining one of the attractive points and aspirations set out for the development. It may help if the applicants were asked to clarify how any additional parking requirement would be addressed and if the application were to provide clear connectivity with the proposed Barnham – Westergate cycle link.
6. The porous paving proposed could be costly to maintain and it is not designed for heavy use. The pond, which is part of the SUDS, does not have access designated for maintenance purposes (a flaw in the design of the Hook Lane SUDS which had to be addressed following expert advice). The obvious point of access is shown as a double parking area, and this would require management (eg a gate and signage) to ensure that access is available when required and that it does not form part of a domestic property.
7. Financial viability is an important consideration. The management of a community hub, green space, biodiversity and SUDS would require the establishment of a management company or management agreement for the whole site, so that from a viability viewpoint these significant costs do not fall entirely on the affordable homes occupants but contributions are made by the private dwellings and without compromising other aspects of sustainability such as renewable energy generation.

Yours sincerely,

Louise Beaton



Chair