

AFFORDABLE HOUSING STATEMENT
WINGS NURSERY, LIDSEY ROAD, WOODGATE, PO20 3SU



WHALEBACK
Trinity Cottage
Boxgrove
Chichester
PO19 8NW



Site	Wings Nursery, Lidsey Road, Woodgate, PO20 3SU
Project	Outline Planning Application - 55 dwellings
Applicant	Stephen Keet
Our Ref	W 1854
Date	March 2019
Revision	-

Policy Requirement

1. Arun District Council seeks 30% affordable housing on-site on residential developments of 11+ residential units as set out in Arun Local Plan Policy AH SP2. The policy sets an indicative tenure mix of 75% rent and 25% intermediate.
2. The Aldingbourne Neighbourhood Plan Policy H4 seeks 40% affordable housing but the local planning authority has confirmed that because the Local Plan is more recently adopted and is the overarching development plan for the area, the requirement on the application site is for 30%
3. We understand that the Parish Council and local CLT are undertaking a Housing Needs Assessment in Spring 2019 and this evidence can inform the future detailed design stages through the full application to refine the accommodation schedule and tenure mix.

Amount

4. This application for 55 dwellings proposes 18 affordable homes (33%) on site, meeting the Local Plan policy requirement.
5. The final and tenure of affordable houses will be determined through a subsequent full planning application and informed by the current work of the Aldingbourne Parish Council for its Housing Needs Assessment and Neighbourhood Plan Review but an indicative mix is provided (as shown on the illustrative site layout plan).
6. 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%)

Location

7. 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.

Tenure

8. The tenure of the affordable units will be confirmed through the S106 obligation in agreement with the District and Parish Councils and local CLT but are indicatively proposed as 75% affordable rent and 25% intermediate.
9. 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.

Aldingbourne, Barnham & Eastergate Community Land Trust

10. Aldingbourne Parish Council resolved to investigate the establishment of a Community Land Trust (CLT) at its Full Council meeting on 5th September 2017.
11. Since January 2019 the applicant has engaged as far as possible with both the Aldingbourne Parish Council and the Aldingbourne, Barnham & Eastergate Community Land Trust (CLT) as local stakeholders prior to submission of this application.
12. It is the applicant's firm intention for the affordable housing to be secured for local needs in perpetuity. It is proposed within the Draft Section 106 legal agreement that the local CLT is offered first-refusal to buy and manage the affordable units in perpetuity ' with a housing association or local authority partner if necessary.

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