

AFFORDABLE HOUSING STATEMENT

RESIDENTIAL DEVELOPMENT OF 107 DWELLINGS AND ASSOCIATED WORKS

**LAND AT POLLARDS NURSERY, LAKE LANE,
BARNHAM**

ON BEHALF OF REDROW HOMES LIMITED

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

Prepared by: Laura Humphries

Pegasus Group

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | Gloucestershire | GL7 1RT

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

© Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

1. AFFORDABLE HOUSING STATEMENT

- 1.1 As required by the Validation Checklist, this report provides the Affordable Housing Statement in support of this Reserved Matters application.
- 1.2 As noted above, the site benefits from extant outline planning permission (appeal reference APP/C3810/A/13/2193942) and Reserved Matters approval (LPA reference BN/21/15/RES) where the principle of development along with the amount, type, design and location of affordable housing has been previously agreed.
- 1.3 This application is consistent with these agreed details.

Amount and Tenure

- 1.4 The scheme includes the provision of 32no. affordable dwellings which make up 30% of the proposed scheme, comprising of the following mix;
- 12 x 1 bed,
 - 18 x 2 beds,
 - 1 x 3 beds, and
 - 1 x 4 beds.
- 1.5 As required by the Unilateral Agreement (dated August 2013), which was signed as part of the appeal, at least 80% of the affordable housing will be provided as rented accommodation with the remainder being intermediate housing.

Type

- 1.6 The mix of affordable housing to be provided reflects the range of house types and sizes proposed on this site. This includes a range of 1, 2, 3 and 4 bedroom dwellings.

Design

- 1.7 It is standard practice that the affordable housing will be designed in order that it is “tenure blind.” That is to say that the quality in the design and materials of the affordable housing will be no less than that of the open market housing.

Distribution

- 1.8 The affordable housing is distributed in the site as clusters agreed with officers in the extant approval (BN/21/15/RES) as well as according to Registered providers' management and maintenance preferences.
- 1.9 Clusters will be separated in a number of ways including separation by roads, open spaces and with the use of intervening tenures.

Delivery

- 1.10 The signed Unilateral Agreement provides the triggers for the provision of the affordable housing, transfer arrangements and the legal mechanisms to ensure that it remains available for meeting affordable housing needs in perpetuity.

Discussions with Providers

- 1.11 Following the appeal decision and the associated Unilateral Agreement, previously a number of registered providers were contacted and these included;
- Affinity Sutton
 - Guinness Hermitage
 - Hyde Martlet
 - Worthing Homes
 - Stonewater
 - Southern Housing Groups.
- 1.12 Redrow have previously received offers from a number of providers based on the proposed mix and are in the process of determining the preferred provider.