



CHURCH LANE
CLIPPING

AFFORDABLE HOUSING STATEMENT
LAND TO THE WEST OF CHURCH LANE, CLIPPING

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1.0 INTRODUCTION

- 1.1 This statement sets out the affordable housing context of the development proposal at land west of Church Lane, Climping. The statement has been prepared in support of the Reserved Matters (RM) application pursuant to outline planning permission CM/1/17/OUT for the erection of 300 dwellings and a building within use class E, together with public open space, LAPs, LEAP and ancillary works, including car parking and drainage arrangements, with access off Church Lane and Horsemere Green Lane.

2.0 THE SITE

- 2.1 The site is located within Climping which is approximately 2km to the west of Littlehampton and 7km to the east of Bognor Regis both of which can be accessed directly via A259.
- 2.2 The site is “L” shaped, measuring approximately 27.01ha. The land is relatively flat and was, up until recently, used for agricultural purposes. The eastern, southern and western boundaries are defined by mature trees and sporadic vegetation. The north western boundary adjoins the rear gardens of residential dwellings which were built in the 1990s/early 2000s. The site adjoins Horsemere Green Lane along the north eastern boundary, Church Lane to east, Yapton Road (B2233) to the west and to the south is Crookthorn Lane (A259).
- 2.3 Access to the site is off Horsemere Green Lane in the north and until recently, a field access off Church Lane in the east.
- 2.4 A number of facilities are located within close proximity to the site including St Mary’s Primary School, Climping Village Hall and sports pitches, Baird’s Farm Shop, St Mary’s Church and Church Hall, the Oystercatcher PH and Rudford Industrial Estate. A range of employment opportunities, shops and services can be accessed within a 5-10 minute drive to Littlehampton and Yapton. The development itself will provide additional shops and facilities to accommodate existing and future residents of Climping.
- 2.5 The site lies within a sustainable location with regards to public transport. The closest railway station is Ford which is located approximately 2.2km to the north and Littlehampton is approximately 2.5km to the east both of which have regular

trains to London Victoria and Portsmouth & Southsea. The No.700 bus service runs along Crookthorn Lane and provides a regular reliable service that links Chichester and Littlehampton. There are a number of bus stops along Crookthorn Lane within 5 minutes walk from the site. The South Coast Cycle Route runs along Crookthorn Lane and there are a number of public footpaths in the near vicinity.

3.0 NATIONAL PLANNING POLICY

3.1 Affordable Housing is defined within the National Planning Policy Framework (NPPF) as;

“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions:

(i) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);

(ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and

(iii) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

4.0 LOCAL PLANNING POLICY

4.1 Arun Local Plan 2011 - 2031

Policy AH SP2 – Affordable Housing

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes.

The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise:

1 bedroom 35 – 40%

2 bedroom 35 – 40%

3 bedroom 15 – 20%

4+ bedroom 5 – 10%

5.0 PROPOSED PROVISION

- 5.1 Climping Homes and Vivid confirm that the proposal includes 90 affordable units on site which will be a mix of house type, size and tenure in accordance with policy.
- 5.2 The affordable housing will consist of a range of 1 bedroom apartments to 4 bedroom dwellings which will be a mix of affordable rent and shared ownership. In total there will be 69 affordable rent properties (77%) and 21 shared ownership (23%).
- 5.3 Through design and location of the units the market and affordable dwellings will be indistinguishable and will integrate well, allowing for a cohesive community. The Affordable Housing Plan submitted with the application identifies the tenure, plots and parking spaces for each affordable unit.