

AFFORDABLE HOUSING STATEMENT

Full Planning Application for the revised development at Summer Lane, Pagham. Erection of 36no. dwellings, (substituting 21no. consented dwellings).



October 2020

Contents

1. Introduction
2. Number and mix of dwellings
3. Tenure and distribution
4. Appearance



Introduction

- 1.1 Outline planning permission was granted in September 2016 for the construction of 90no. dwellings, including 30% affordable housing – planning application reference **(P/58/15/OUT)**. A subsequent reserved matters application was then permitted on 28th February 2020, **(P/70/19/RES)**.
- 1.2 This Affordable Housing Statement is prepared by Drew Smith Homes in support of substituting 21no. plots granted at reserved matters stage, with 36no. new plots.
- 1.3 As a result, we propose a scheme which comprises a wide mix of dwelling types, ranging from smaller 2-bedroom homes to larger 3 and 4-bedroom family homes including the 30% to be provided for Affordable Housing. This plot substitution scheme sees an increase in 2 & 3-bed properties, with 5no. of the additional 15no. units attributed as Affordable, so the provision of 30% remains the same as the consented reserved matters.
- 1.4 Through discussions with our design team we have maintained a well-considered landscape-led development proposal. The current density of development in the eastern parcel to the North of Summer Lane is 33 dwellings per hectare (dph), whereas the western parcel has a density of 24dph. The additional proposed homes will result in a figure of 33dph in both parcels.
- 1.5 This Affordable Housing Statement should be read in conjunction with other submitted information including the Design and Access Statement, the Planning Cover Letter and the various illustrative materials produced by Kenn Scaddan Architects Ltd, and by Ian Jackson Landscape Architect Ltd.

2. Number and mix of dwellings

2.1 The proposed scheme is for an additional 15no. residential dwellings, and added to the consented 90 units, will comprise a wide mix of dwelling types, ranging from smaller 2-bedroom homes to larger 3 and 4-bedroom family homes.

2.2 Of this proposed mix, 30% will be for Affordable rent.

2.3 The proposed mix of additional Affordable dwellings is given in the table below.

Total Units	Beds	Persons	House or Apartment
3	2	4	House
2	3	5	House
5			

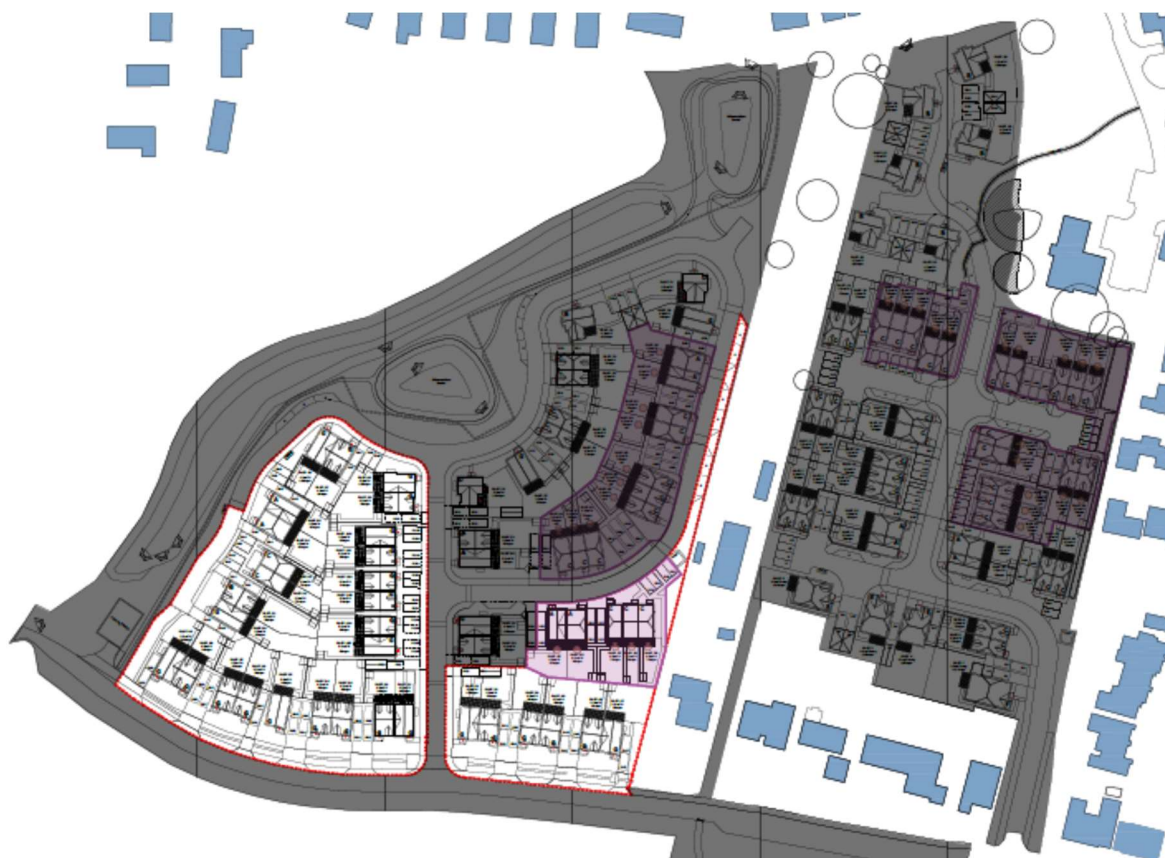
2.4 This proposed range of dwelling types and tenures will help to promote a sustainable community and development by ensuring a mixed and balanced community.

3. Tenure and distribution

3.1 The proposed tenure of affordable housing is to be agreed with the Council, allocated plots are as follows:

Plot No.	Tenure TBC
55	AR/SO
56	AR/SO
57	AR/SO
58	AR/SO
59	AR/SO
TOTAL	5

3.2 The location of affordable housing can be seen shaded in pink on plan ref 1223PD100_RevP3 PAGHAM SITE PLAN; extract below:



4. Appearance

- 4.1 The Drew Smith Group has ensured that the appearance and location of the affordable housing dwellings are such that they are indistinguishable from any other tenure and that they follow the same level of detailing and material choices as any other dwelling on the scheme.
- 4.2 It can be witnessed by other Drew Smith Group developments, that the choice of materials and level of detail is key to the success of a scheme. Also, that this attention to detail extends to all tenures and is not exclusive to open market dwellings.
- 4.3 Each dwelling on the scheme has been placed in its own merit and to provide a contribution towards the street scene regardless of its tenure.

