

Affordable Housing Statement



Project: Rickman's Green Village
 Subject: Affordable Housing Statement
 Date: 28 November 2022
 Client: Artemis Land and Agriculture Limited

A. AFFORDABLE HOUSING STATEMENT

1. This Affordable Housing Statement has been prepared by DLBP Ltd on behalf of Artemis Land and Agriculture Limited (“the Applicant”) to accompany the following planning applications for Rickman’s Green Village, Rickman’s Lane, Plaistow RH14 0LE:
 - i. *Full planning application for the erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure. (Also known as Phase 1); and*
 - ii. *Outline planning application for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure. All matters reserved other than access. (Also known as Phase 2).*
2. The proposed new settlement will be a high-quality, well-planned, sustainable form of development. The development will provide up to 600 homes (including 30% affordable homes) to the east and west of Rickman’s Lane, focused around a new village hub. There is also the opportunity for education provision.
3. It is envisaged that the development could come forward in one of two possible ways (subject to ongoing discussions with West Sussex County Council’s Education Department):
 - If the education provision were to come forward, then there would be up to 520 homes on the entire site (comprising 108 homes in Phase 1 and 412 homes in Phase 2); and
 - If the education provision is not required, there would be up to 600 homes (comprising 108 homes in Phase 1 and 492 homes in Phase 2).

Policy context

4. Policy 34 of the Chichester District Council Local Plan 2014 - 2029 (adopted 2015) relates to affordable housing and requires a 30% affordable housing contribution from residential development where there is a net increase of dwellings.
5. For sites of 11 dwellings or more, Policy 34 requires all affordable housing (as defined at Annex 2 of the National Planning Policy Framework (2021) (“the Framework”)) to be provided on site. Policy 34 also requires all affordable housing to be affordable tenures (as defined at Annex 2 of the Framework).
6. The Council has brought forward an Interim Position Statement for Housing Development (adopted 2020) to boost housing supply in response to the Council being unable to demonstrate a five-year housing land supply, and in the context of the adopted Local Plan being out of date. Criterion 7 of the Interim Position Statement requires development proposals to set out how affordable housing will be secured.
7. The Council’s Local List (adopted 2020) of validation requirements sets out that all residential developments in a designated rural area resulting in a net increase of 6 units or more must provide affordable housing, and that such proposals must be accompanied by a statement specifying the number, size, tenure and mix of dwellings

and proposed Registered Provider for affordable housing, and the number, size and mix of proposed market housing.

8. Full details of the affordable and market housing proposed at Rickman's Green Village are provided below.

Affordable housing

9. Rickman's Green Village will provide up to 600 dwellings. A third of all dwellings (33.3%) will be for affordable rent or sale. This will comprise 32 affordable units in Phase 1, and up to 148 affordable units in Phase 2. All will be provided on site.
10. The affordable housing mix for Phase 1 will comprise:
 - 10 x 1 bed units;
 - 14 x 2 bed units;
 - 5 x 3 bed units; and
 - 3 x 4 bed units.
11. The affordable housing mix for Phase 2 could comprise one of two options, depending on whether the education provision comes forward.
12. The affordable housing mix for Phase 2, including the school, will comprise:
 - 43 x 1 bed units;
 - 55 x 2 bed units;
 - 20 x 3 bed units; and
 - 6 x 4 bed units.
13. The affordable housing mix for Phase 2, without the school, will comprise:
 - 51 x 1 bed units;
 - 64 x 2 bed units;
 - 25 x 3 bed units; and
 - 7 x 4 bed units.
14. All affordable housing will be provided at affordable rent and ownership (shared ownership and 25% First Homes). This affordable housing mix complies with the Council's Housing and Economic Development Needs Assessment (2022).
15. All affordable housing will be in-distinguishable from and well-integrated within all market housing across Rickman's Green Village. For Phase 1, all housing will be designed to reflect that found in villages elsewhere in this part of Sussex. The same design principles are to be adopted for Phase 2 (details for which are to be submitted at Reserved Matters stage).

16. The affordable housing proposed will be secured by way of an obligation to be agreed within a Section 106 Agreement. The terms of this agreement will also ensure that all affordable housing remains as such in perpetuity to meet local needs.
17. The applicant will enter into discussions with Registered Providers and these discussions will progress in parallel with the full and outline applications for Rickman's Green Village.

Market housing

18. Rickman's Green Village will provide up to 600 dwellings. Two thirds of all dwellings (66.6%) will be for market rent or sale. This will comprise 76 market units in Phase 1, and up to 344 market units in Phase 2.
19. The market housing mix Phase 1 will comprise:
 - 6 x 1 bed units;
 - 24 x 2 bed units;
 - 30 x 3 bed units;
 - 10 x 4 bed units; and
 - 6 x 5 bed units.
20. The market housing mix for Phase 2 could comprise one of two options, depending on whether the education provision comes forward.
21. The market housing mix for Phase 2, including the school, will comprise:
 - 29 x 1 bed units;
 - 115 x 2 bed units;
 - 101 x 3 bed units; and
 - 43 x 4 bed units.
22. The market housing mix for Phase 2, without including the school, will comprise:
 - 34 x 1 bed units;
 - 138 x 2 bed units;
 - 121 x 3 bed units; and
 - 52 x 4 bed units.
23. This market housing mix complies with the Housing and Economic Development Needs Assessment (2022).
24. This Affordable Housing Statement confirms, therefore, that the proposal for Rickman's Green Village accords wholly with the requirements of the Council's Local List, Criterion 7 of the Interim Position Statement, and Policy 34 of the Local Plan.