

Note of Wings Nursery Meeting 21st February 2019

Present:

Martin Beaton	Aldingbourne Parish Council Chairman
Michael Warden	Aldingbourne Parish Council/ABE CLT
Ron Flitter	Aldingbourne Parish Council
Joanne Brown	Aldingbourne Parish Council Clerk
Louise Beaton	ABE Community Land Trust - Acting Chairman
Emma Pinder	ABE Community Land Trust - Acting Vice Chairman
Sue Livett	ABE Community Land Trust - Acting Treasurer
Michael Bish	Architect for Wings Nursery site
Gareth Giles	Whaleback Planning, Wings Nursery site
Maureen Chaffe	Process Matters, APC NDP.

1. Welcome and Introductions

Martin Beaton (MB) explained APC was conducting a review of all sites identified in the ADC HELAA as immediately deliverable against set criteria in order to select those to be taken forward for public consultation as part of the NDP review. The target date for presentation of the draft review was 2nd April. Sites for 70 homes were required, of which 25 had already come forward on the Nyton Nurseries site (approved at Appeal). The Council could therefore not comment itself at the present time but had supported development of the CLT, which was not constrained in seeking information.

2. Overview of Development Proposal from Whaleback

Gareth Giles (GG) explained that the appeal on the Wings site had been accepted for public enquiry. The site owners intend to submit a new outline application for 55 homes, layout and elevation designs were presented. At public consultation residents had asked for bungalows at the southern end to retain views and more screening, which had been included. Access had been signed off by Highways using the existing entrances. A new footway would be installed before development commenced.

18 affordable homes were included, at present 15 x 2 bed houses, 2 x 2 bed flats, 1 x 1 bed flat. Location was open to discussion. 6 or 7 homes were potentially available for the CLT. ADC would like 75% of the affordable housing. 25% would be Shared Ownership.

The S106 requires the CLT to have first option on all the affordable housing, with provision for a 2nd offer until completion of the first quarter of homes. A workshop would be held locally at detailed design stage.

3. CLT/ADC/HA Partnership

Emma Pinder (EP) explained that the CLT is going through a process of selecting whether it would work with ADC or one or more HAs as partner(s) in developing its schemes, a process which should be complete late March. The CLT has just been registered with the FCA and would also be formally appointing the Board in March. She explained the CLT was keen to try and ensure that housing provided was genuinely affordable, eg 60% rather than 80% rents, including some Shared Ownership.

A Housing Needs Survey was being commissioned shortly, funded by ADC, to help identify what kind of housing is required in the parishes.

4. Potential affordable housing

For the CLT it would be helpful to know what percentage of market value the affordable homes will be sold for. GG explained that they were unable to give a figure for the likely cost of the affordable housing. It would be for the CLT to discuss a competitive bid with its chosen partner.

5. Programme moving forward

APC NDP timetable set out above having been explained, Whaleback would discuss with the owners the timescale for their new outline submission. If the Wings site is brought forward in the NDP it provides scope for the Appeal to be withdrawn and cost savings to be applied to the S106 agreement and affordable housing. If outline consent were granted in summer this could potentially enable detailed consent to be available by December, conditions dealt with by Spring 2020, infrastructure installed so that contracts could be exchanged with the CLT at the end of 2020, before 25% of the market housing at the site is occupied.

It was pointed out that the masterplan for each site chosen for the NDP could be included in the NDP, including the mix of housing. The mix of housing needed and location would be required from the CLT's partner. Whaleback would find it helpful to have the CLT Housing Needs results asap.

6. AoB

The S106 agreement covers highways, NHS, on site play and open space (not necessarily at the site), fire, libraries, education but not ACSC. ACSC or APC would need to provide a figure for any expansion required and what proportion should be met by Wings. The owners had built ACSC and had previously indicated interest in providing support.