

## BACKGROUND

1. Over the last 18 years almost 80% of new dwellings approved under Arun DC policies have been for large 4 and 5 bedroom houses, all on former gardens or green field areas within the development boundary.
2. No low cost and no affordable housing proposals have come forward despite an Arun DC 'rural exceptions' policy which allows affordable housing on sites adjoining the development boundary under strict conditions.
3. This has resulted in a significant imbalance in the mix of housing type and size, which is no longer sustainable for a larger settlement like Findon which aspires to conserve or restore the social cohesion and economic diversity which contributes significantly to its particular character as a historic working village within this part of the South Downs National Park.
4. Without a change in housing policy it will not be possible to refuse further applications for large 4 and 5 bed houses in gardens and green field areas within the development boundary which otherwise meet other local plan policies.
5. In response to the 2008 Taylor report which concluded that a more proactive approach to planning policy (than just a rural exceptions policy) is needed to address the serious lack of affordable housing proposals coming forward in rural areas and evidenced by the lack of proposals which came forward under their 2003 Local Plan policies, Arun DC have brought in an updated policy in the 2014 Plan which seeks to facilitate affordable housing on rural exception sites outside development boundaries by allowing one market house for every two affordable houses to be provided, in addition to their 2012 affordable housing 'financial contribution' policy which applies to all proposals for new housing, including single houses. Dartmoor and New Forest National Parks have introduced a similar proactive approach in setting objectives and framing policies for affordable and low cost housing where a local need is identified, in their latest Development Plans.
6. As a new planning authority the SDNPA will not have their core strategy, Development Plan or policies in place until 2017 and their policies will have to be framed for the whole area of the National Park and so are less likely to be able to target particular issues in individual

settlements, in the same way that the new Arun 2014 Plan has had to frame policy for the whole of the District. This is perhaps where neighbourhood planning comes into its own giving Findon the opportunity to set settlement specific housing and design objectives and frame settlement specific policies which respond to continuing local development pressures, identified local housing need and a local consensus on the nature and extent of future housing development.

7. Design quality of any new development, replacement, major alterations and additions within the Findon development boundary will be considered by the SDNPA planning authority which includes a specialist design officer and a design review panel for larger proposals. Unlike perhaps National Park wide policies for housing, design proposals are usually considered by the SDNPA in the specific local context with reference to local building forms, features, details and materials. Most often, although not exclusively, there will be a strong preference for new buildings, alterations and additions to existing buildings to follow traditional building forms, features, details and materials. Unless the topic group believes there is a local preference to encourage high quality contemporary design, generally or in targeted locations or building forms like alterations and additions to rather characterless bungalows, a design policy may not be necessary in the Neighbourhood Plan, just an objective that refers to SDNPA guidance and control of design standards.

#### DRAFT OBJECTIVES

8. Halt the unsustainable imbalance in the mix of housing type and size which has arisen through consents granted over the last twenty years and which has resulted in a rural gentrification inconsistent with the character and aspirations of a historic working village, by the introduction of a 15 year moratorium on all proposals for large new houses and large replacement houses within the development boundary.
9. Encourage alterations and additions to existing houses and bungalows which would allow families with grown up children or ageing parents or who need more adaptable and modern spaces, if they wish, to remain in Findon parish, in response to the lack of low cost and affordable housing available in Findon parish.
8. Research and understand land costs, development viability appraisals, government housing subsidy restrictions, registered providers financial models and other contributory reasons why no proposals for low cost housing and affordable housing have come forward during the last Local Plan period and formulate a proactive policy approach to facilitate the provision of low cost and affordable housing in response to the local need which has been identified in the Housing Needs Survey and the Housing Authority's housing register, including community land trusts.