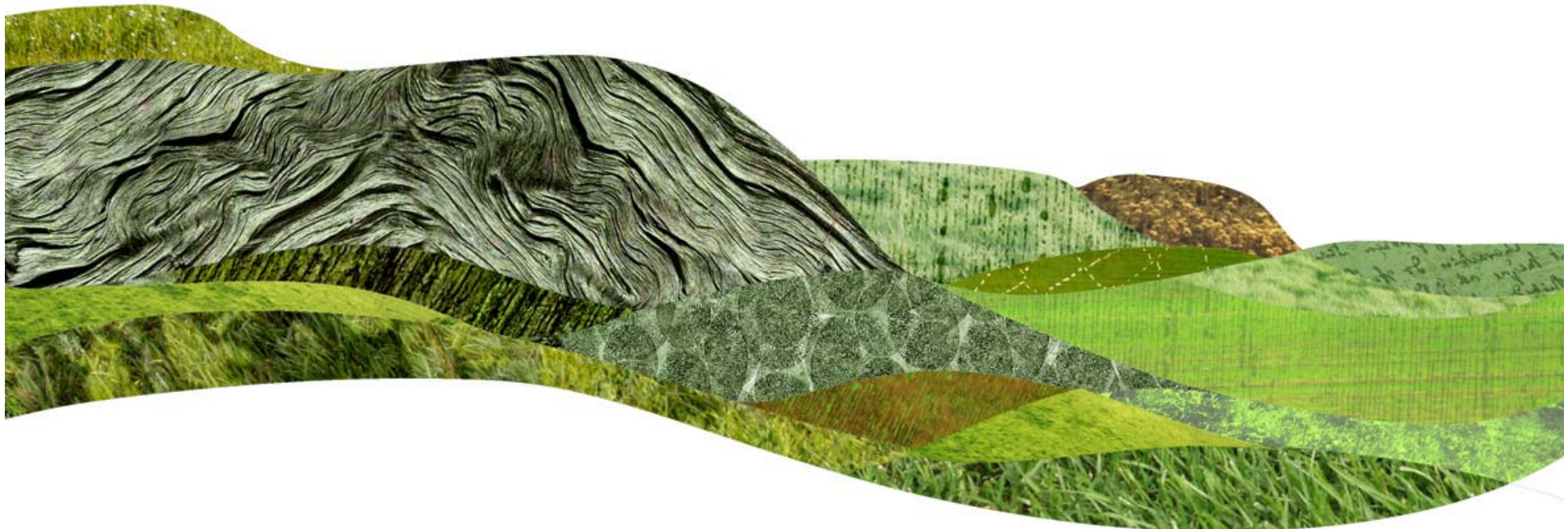


Landowners Conference

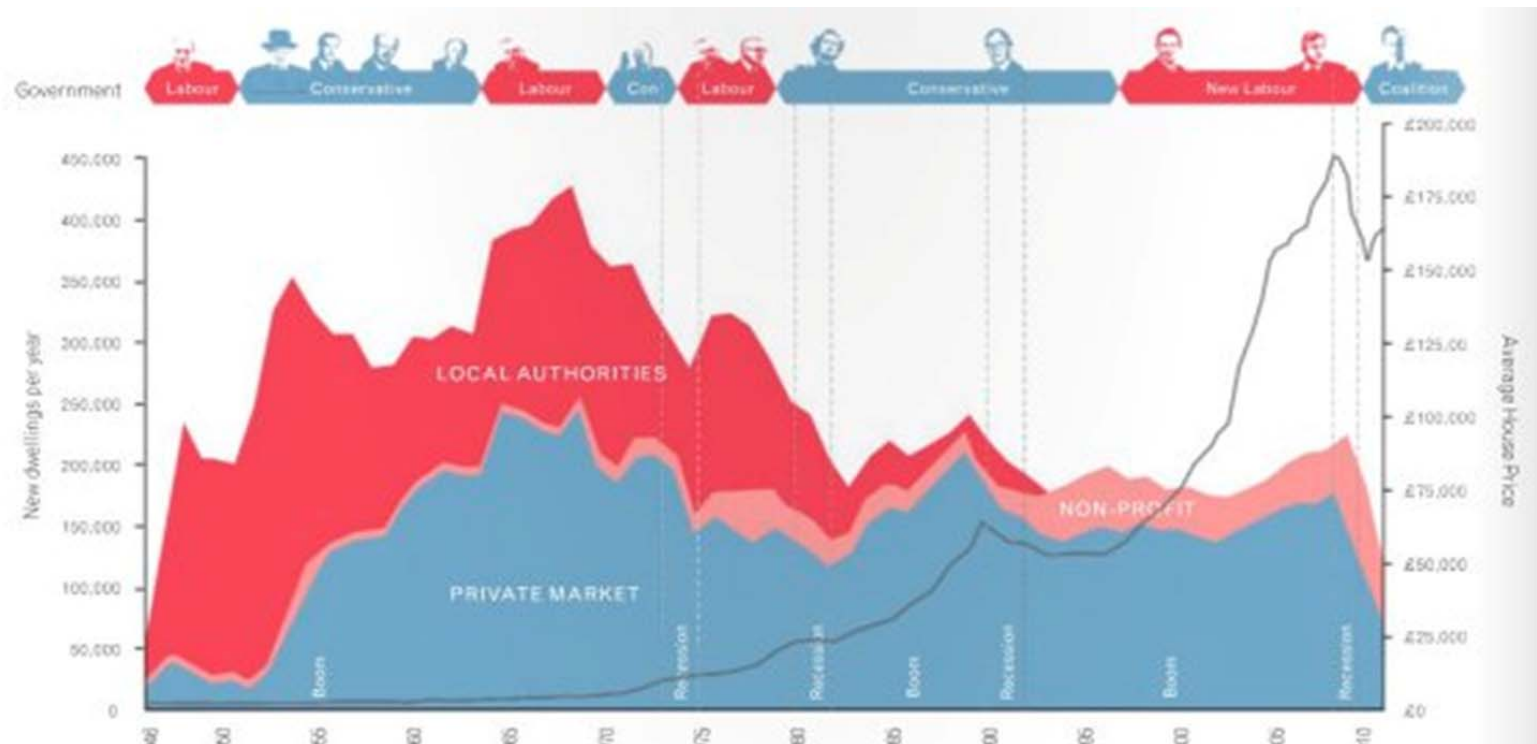
Tim Slaney

Director of Planning South Downs National Park

Rural Planning – **Change** and Opportunity

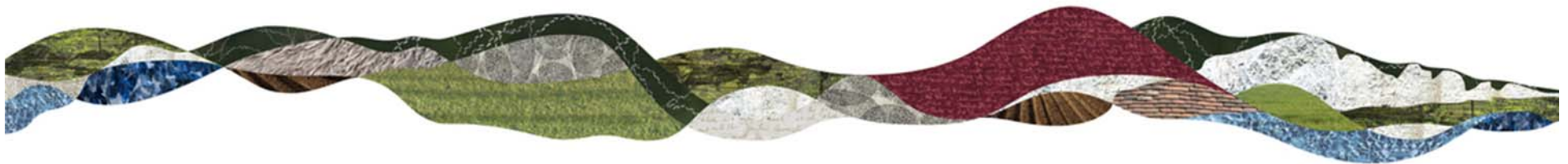


National Scale of the Issue



Local Scale of the Issue

- 294 additional households per year require affordable housing (Strategic Market Housing Assessment)
- 68 units were delivered in 2014/15 and only 35 in 2015/16 (Annual Monitoring Report)
- The system and market is failing to provide sufficient numbers of affordable homes for local communities
- Many providers will not deliver small-scale schemes due to high project management and construction costs
- Design and Sustainability may also be viewed as an unwelcome cost rather than a basic element

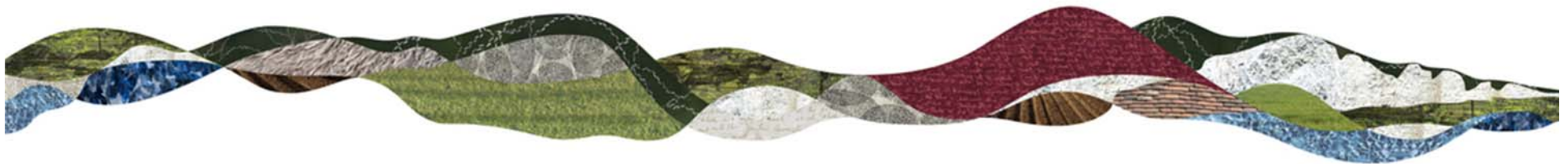


Our place in the market ?



- Build or facilitate bespoke and sustainable small scale affordable housing development
- Be innovative with the use of our small S106 contribution amounts
- Work in partnership with providers
- Act as a housing enabler – signposting and connecting opportunities with the right people - YOU
- Use our knowledge and experience to influence design and sustainability

This is our niche!



Opportunities



Assessing Government – Affordable Homes

- 1st Local Plan in a National Park
- Ambition and Precedent
- Delivery and Appeals



Localism – Neighbourhood Plans

- Primacy
- Potential Focus on delivery of Neighbourhood Plan Sites



Challenging Ourselves

- Policy Formulation
- Whole Estate Plans
- DM – weighing the balance



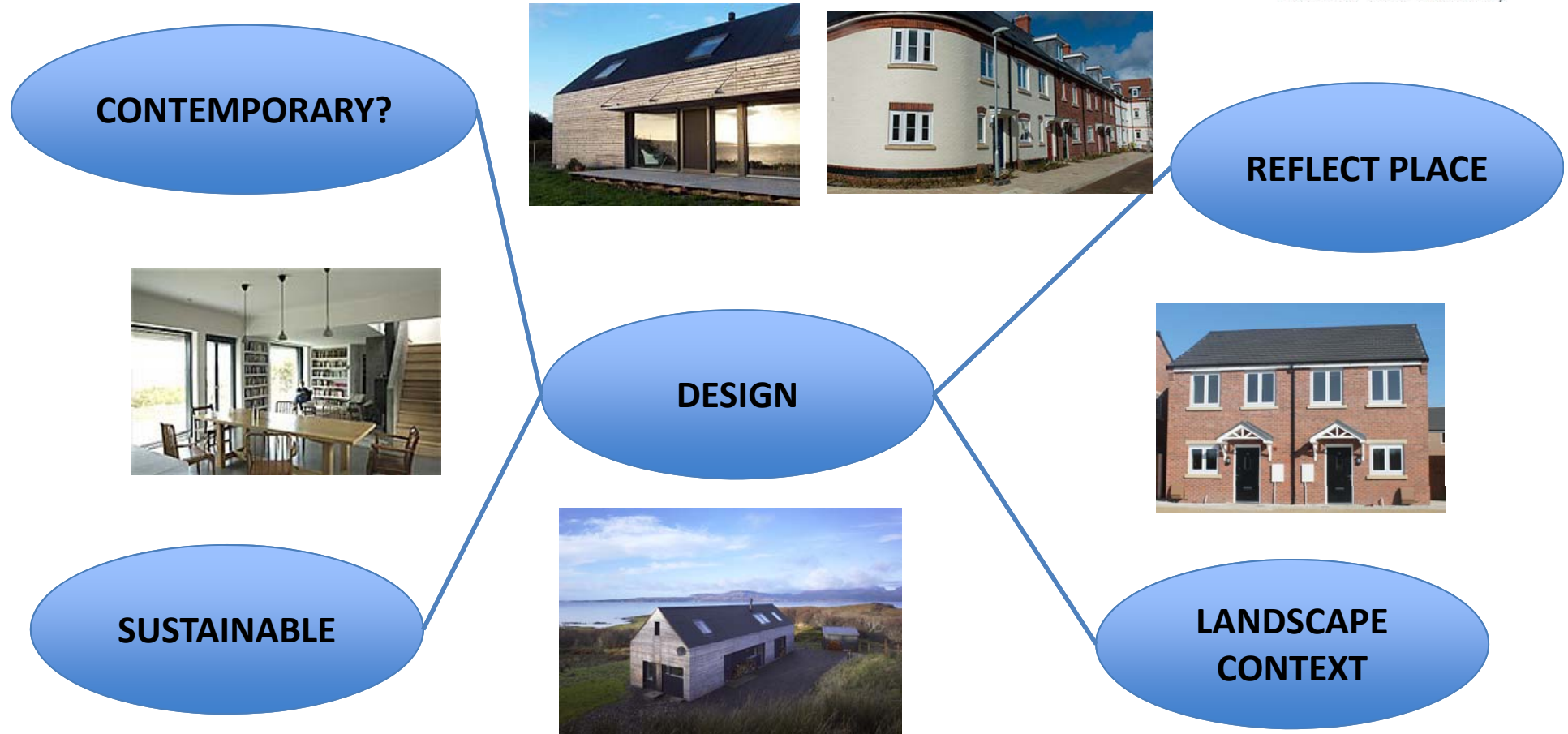
Known Challenges



- Land Availability in a nationally designated landscape
- S106 can only be spent within a specified area (older agreements). Newer ones cascade
- The estimated cost of building a 3 bed house ranges between £160,000 and £285,000 (NFNPA spent £238,000)
- What will our current contributions buy / support?
- S106 contributions received for affordable housing so far is not sufficient for the SDNPA to start building
- Skills – lack of building specialists (trades) and Community Land Trust implementation?
- Building opportunities will need to be subsidised, or we can help subsidise other provider's schemes?



Design for Affordable Homes



Diverse approach but with single purpose – Speak of the Place



Success Looks Like?

- Community engagement
- Identified Local Need
- Neighbourhood Plan or Policy compliant
- Land made available freely or at realistic rate (Less “hope value” more “As Is” value)
- We collectively facilitate /support /provide some finances where appropriate
- Local Communities get quality functional well designed places and homes



