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**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**HORSHAM DISTRICT
LOCAL DEVELOPMENT FRAMEWORK
TO 2018**

Affordable Housing Provision

**Background Paper to the
Land West of Horsham Masterplan
Supplementary Planning Document**

October 2008

This document can be made available in large print or as audio tape on request. Please call (01403) 215549.

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1. INTRODUCTION

- 1.1 The purpose of this document is to set out for all stakeholders the principles to be followed in bringing forward and delivering the affordable housing elements of the West of Horsham Strategic Development Area.
- 1.2 The Council's aim is to inform and guide the master planning process from an early stage, in order to ensure a cohesive approach to the development. This should be regarded as a key supporting document that forms a part of the content of the overall West of Horsham Supplementary Planning Document.
- 1.3 *Planning Policy Statement 3 – Housing (PPS3)* together with its companion guide *Delivering Affordable Housing* enables Local Authorities to expand on their over-arching planning policies by means of Local Development Documents. The Council believes that this background document is an appropriate extension to the Council's core planning policies as it aims to secure a mixed, sustainable community west of Horsham.
- 1.4 As the timescale for the overall delivery of this development is approximately 10 years, the detail and the Council's approach to implementing relevant planning policy may well need to be revisited during the lifetime of the scheme. This document will need to be regularly reviewed and progress monitored, taking a number of variables into account - for example: funding availability, state of the market, development standards, costs, planning climate, housing need Government policies and requirements.
- 1.5 This document will not restate general policies and strategies as set out in PPS3, the West Sussex Structure Plan, the South East Plan, the District Council's Local Development Framework Core Strategy (Policy CP12), its Planning Obligations Supplementary Planning Document (SPD) and the Horsham District Community Strategy.
- 1.6 Similarly it does not set out to restate or prove affordable housing need. It will be governed by the Council's Core Strategy evidence base and ongoing updating and monitoring processes.
- 1.7 This background document should be considered alongside other elements of the master planning process that cover community, recreational, transport/access and other/wider aspects of the strategic development. No element of the master planning process should be considered in isolation. Setting out the principles in this way should mean easier reference and accessibility.
- 1.8 This document will form the background to the statement on affordable housing in the West of Horsham Supplementary Planning Document. The

overall guidance will also include statements on integration, community cohesion, design, quality and environmental sustainability issues.

- 1.9 The key requirements for the affordable housing provision in connection with the West of Horsham development are set out in the final Masterplan SPD and are summarised in the following box. They are not listed in order of importance. Although this provides a summary of the headlines for ease of reference, these key points should not be read in isolation. The Council is aware of the need to monitor and review - see 1.4 above. The intention is to guide affordable housing provision in a way that addresses priority needs, ensures affordability and meets relevant standards. It is also essential to confirm the importance of all parties working in a way which ensures optimum access to funding and subsequent housing delivery.

- **40% affordable housing**
- **= 25% affordable rent + 15% intermediate**
- **Provided on site**
- **Intermediate might comprise a range of tenure models but not discounted market sale (PPS3 refers)**
- **Secured with planning obligations agreements reflecting nil cost serviced land and to ensure that affordability is maintained or subsidies recycled for future occupiers, long term.**
- **Genuinely affordable with criteria established early on**
- **Mix of housing types pro-rata with market provision**
- **Mix of types in relation to tenure variation**
- **Provided in parallel with and indistinguishable from market homes, and subject to detailed discussions on mix on a phased basis in response to needs and funding availability – as the development progresses**
- **Genuinely integrated in clusters of no more than approximately 10 – 12 affordable homes**
- **Including wheel chair accessible, Lifetime Homes, supported housing in accordance with identified needs and as a proportion of the total**
- **Appropriate design, space and quality standards met**
- **Equal access to public amenities and common areas**
- **Service charges to be transparently set and closely managed for long-term affordability**
- **Modern construction methods and environmental benefits to be championed**
- **Genuinely enhance & embrace principles of community cohesion**
- **A cascade mechanism may be enacted with agreement from the Council**

2. POLICY REQUIREMENTS

2.1 In line with the Core Strategy, the West of Horsham Strategic Development will be expected to include 40% affordable housing, calculated primarily on the basis of number of units. The mix of affordable housing units will follow as closely as possible the private market housing mix. However, there are other ways of calculating the affordable housing provision - for example, based on floor area. This might apply where the Council requires provision which is different to the market housing profile of a particular phase. Alternative approaches to calculating the mix will be agreed with developers if and when necessary, but not used as the primary approach.

2.2 Affordable housing will be provided on site as completed units or by transfer of free serviced land.

It will be secured through the use of planning obligations agreements (*currently s106*) with the developer receiving reasonable build costs for the completed affordable homes but excluding the value of fully serviced land. Full details of the delivery mechanisms are provided in the Council's Planning Obligations SPD which should be read in conjunction with this document.

The Council recognises that there will be a range of property and design types, including house designs over 3 storeys. Although flexibility will be required, the Council will expect Housing Corporation (or Homes and Communities Agency, HCA) and other relevant standards to be met across the affordable housing provision. This will ensure quality and optimise opportunities for securing grant funding, as well as supporting an appropriate tenure mix and affordability of as wide a range of properties as possible.

2.3 The affordable housing will need to be provided at a 40% rate within the various phases of development as well as overall, so that a reasonably balanced supply of homes comes on stream. It is important to avoid the affordable housing provision being weighted towards particular phases and potentially being over concentrated in certain areas or over condensed time periods.

2.4 In terms of the detail of provision – exact property types, mix and tenure – the Council acknowledges that phase by phase discussions with the developer will be needed.

2.5 In terms of the type of provision the intention is not to be overly prescriptive, but rather to ensure that developers consider housing mix at the early stages of master planning. The developer is expected to provide a wide range of property types and sizes to reflect the mix of open market homes.

2.6 In accordance with PPS3 and through its Planning Obligations SPD and the West of Horsham Masterplan SPD, the Council will:

- Set out detailed targets for social rented and intermediate affordable housing
- Specify the size and type of affordable housing required in general terms
- Set expectations for the quality of affordable housing to be delivered
- Clarify the approach to seeking developer contributions
- Set out the principles of special needs and supported housing requirements which need to be an integral part of overall delivery, and also subject to phase by phase discussions
- Give further guidance on delivery

2.7 The Council's definition of Affordable Housing covers housing for:

- Affordable rent
- Sub-market / intermediate rent
- Low cost home ownership (shared ownership/equity - not discounted market sale)

A detailed definition of the types is provided in the Council's Planning Obligations SPD.

2.8 These definitions fit with PPS3 which states:

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Affordable housing should:

- *Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.*
- *Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative housing provision.*

2.9 PPS3 clarifies social rented housing as being *owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.* PPS3 also acknowledges that it *may include rented housing owned or managed by other persons and provided under equivalent rental arrangements.....as agreed with the local authority or with the Housing Corporation as a condition of grant.* In this document the terms 'affordable rent' and 'social rent' are interchangeable.

- 2.10 PPS3 expands on intermediate affordable housing – it is available *at prices and rents above those of social rent, but below market prices or rents, and which meet the criteria set out above. These can include shared equity products (e.g. Newbuild Homebuy), other low cost homes for sale and intermediate rent.* See also 2.12 below.
- 2.11 The PPS3 definition does not exclude homes provided by private sector bodies or provided without grant funding which meet the above criteria.
- 2.12 Notably, PPS3 states that *low cost market housing* may not be considered, for planning purposes, as affordable housing. This includes, for example, notionally discounted properties. Such housing is highly unlikely to be affordable in the Horsham area and will not count as part of the 40% affordable housing provision. PPS3 states that such housing should form part of the wider market mix provided.
- 2.13 The housing provided will be expected to meet all equality and diversity criteria.
- 2.14 Although the Council's Planning Obligations SPD sets out its approach to and calculation methodology for payments in lieu of on site provision, this strategic development of Greenfield land presents a major opportunity for securing the provision on site. It is not expected that payments in lieu will be accepted.
- 2.15 The above principles will underwrite the Council's overall approach to affordable housing within this strategic development.

3. TYPE, SIZE and TENURE

3.1 Type of affordable homes

- 3.1.1 The Council will expect that a full range of affordable housing will be provided within such a significant development. Sustainable community policies also require this to be the case.
- 3.1.2 This will not only incorporate a range of tenure options (as above and further detailed below) but will result in the provision of a wide range of property types and sizes, in the same way that the market housing will be expected to provide a suitably mixed and varied offer (as will be set out in the wider sections of the SPD).
- 3.1.3 The key guiding principle is that the Council expects a proportionate mix of homes for families and smaller households as well as relevant numbers for older people and vulnerable households. However, it must be stated that there is a significant need for larger (3-4 bed) family homes and this should be reflected in overall affordable housing provision. The range of property types will apply when viewing the development as a whole and in respect of individual phases to avoid over concentration of a single or similar type of affordable housing. This applies equally to tenure as well as type.
- 3.1.4 The delivery partners will need to achieve a high quality and environmentally accountable development. In doing so, they will have to address well-established quality criteria that will also allow maximum flexibility in securing grant funding.

3.2 Size of Affordable Homes

- 3.2.1 Although the Council does not intend to be rigid in its approach, the delivery partners will need to provide accommodation capable of meeting appropriate space and development standards in place at each phase of the development. Developers will be aware of the requirements, and are encouraged to work with the Registered Social Landlord delivery partners at the earliest opportunity to agree design and specification. The RSL partners will need to demonstrate that homes are being provided to the appropriate standards in order to maximise funding opportunities. This will facilitate delivery and achieve the best possible affordable housing tenure mix and levels of affordability.

3.2.2 For guidance purposes the approximate property sizes likely to be appropriate for the range of affordable housing, regardless of tenure, are:

Size (bedspaces)	Approx / typical size (Gross Internal Area – square metres)
2 persons	45-50
3 persons	57-67
4 persons	67-75
5 persons	75-85
6 persons	85-105
7 persons	108+

Housing Corporation Housing Quality Indicators (HQI) Version 4 Published May 2007; updated April 2008

3.3 Tenure Mix

3.3.1 The provision of affordable rented accommodation is the Council's priority, as the Housing Needs register clearly demonstrates that by far the majority of those who have registered have no means to access part or full home ownership. Evidence from the West Sussex Strategic Housing Market Assessment will also be taken into consideration when determining the mix.

3.3.2 In line with its Planning Obligations SPD, the Council will seek to secure 25% of the overall scheme for affordable rent. Fifteen per cent of the overall scheme is to be provided for intermediate affordable housing, which might comprise a mix or range of models as at 2.7 - 2.8 above. Together these components make up the 40% overall requirement.

3.3.3 This is equivalent to 62.5% of the affordable housing being for Affordable Rent; 37.5% being for Intermediate tenure models. However, later phases of the development will need to take account of any changes to these overall proportions that may be made in the review of the Council's Core Strategy.

3.3.4 This target tenure split should not be considered separately from the mix of property types. Again, the Council will expect a range of tenure options to be matched with different property types. It will not be acceptable to provide all affordable homes of a single or similar type on the basis of one or two limited tenure models.

3.3.5 Affordable Rented accommodation must be made available at target level rents in line with the national rent regime.

3.3.6 Intermediate rent should be provided at a maximum of 75% of open-market rent levels (unless Government guidelines recommend a lower percentage).

- 3.3.7 Shared ownership should be provided offering a range of 30-50% shares with rent on the unsold equity between 2% to 2.75%, no higher than 3%, and must be compliant with grant requirements.
- 3.3.8 Shared ownership or other low cost ownership models are expected to be affordable to households whose gross annual income is within a certain range or does not exceed certain specified levels. The income levels will be agreed at a certain point in the development and delivery process. The relationship between local property prices and incomes will be regularly monitored to enable an accurate review of these benchmarks. Partner Registered Social Landlords will also use their assessment criteria in establishing shared ownership selling prices. Shared ownership proposals will need to be accompanied by appropriate market research in order to avoid over supply – resulting in low or very slow take up. Further details are set out in the Planning Obligations SPD and will be regularly updated.
- 3.3.9 Additionally, early consideration should be given by the developer to any service charges on the affordable units. The Council will require a detailed breakdown of what the service charge comprises and a forecast for the subsequent five years when agreeing the affordable housing planning obligation. The charge should not be so great as to make occupancy unaffordable. The Council will consider the level of service charges in the context of local prices, rents and overall affordability and in relation to the findings of the Housing Needs Survey/Housing Market Assessments, and other currently available data. The assessment of affordability will be considered having regard for the tenure and type of affordable housing provision i.e. intermediate housing may sustain higher service charge levels than affordable rented.
- 3.3.10 It is expected that no ground rents will be payable on the affordable homes.
- 3.3.11 Due to uncertain economic conditions and a fluctuating market the details of provision will depend on affordability factors at the time of delivery and will need to be addressed phase by phase.

Key points on Affordability:

- **Affordable (social) rented homes provided at Target Rents inline with the national rent regime**
- **Shared Ownership initial purchase shares to be carefully judged – starting from 25%. Low rents on unsold equity.**
- **Sub-market renting at up to 75% market rents**
- **In all cases affordability considered early on and protected – not compromised.**
- **Service charges considered carefully and set at affordable levels**

3.4 Quality Affordable Homes

- 3.4.1 All affordable units regardless of tenure must be designed to meet the minimum standards set by the Housing Corporation or its replacement at the time of development – currently including Design and Quality Standards, Code for Sustainable Homes, Housing Quality Indicators and Building for Life.
- 3.4.2 Innovation in design and build is encouraged - for instance, utilizing Modern Methods of Construction (MMC), rising above the minimum for the Code for Sustainable Homes and introducing renewable and low-carbon energy wherever practicable. Increasingly strong links are being made between funding availability and the sustainability and quality of affordable housing development.
- 3.4.3 In addition, the Council strongly encourages the need for homes to incorporate long term flexibility in design - for example, properties built to the Lifetime Homes Standard (LTHS). The Government is likely to include a requirement for LTHS in future changes to the Building Regulations and therefore the Council does not consider that a target for the *general needs* affordable housing provision to be completed to LTHS is required at this stage. There are nevertheless requirements for supported provision homes to be built to these standards as set out in Chapter 4 below.
- 3.4.4 However, we consider that there is a strong need for more general needs affordable homes to be built to allow wheelchair accessibility. The aging population and desire by wheelchair users to retain the independence of their own home is likely to lead to an increase in the demand for wheelchair accessible homes. Therefore, in addition to the supported needs requirements set out below, the Council will seek a minimum of 3.5% of the *overall* affordable housing provision (approximately 28 units) to meet this standard.
- 3.4.5 These requirements will be dealt with by the Council, Registered Social Landlords and the Housing Corporation/Homes and Communities Agency on a phase by phase basis.

4. SPECIAL NEEDS AND SUPPORTED HOUSING

- 4.1 In addressing housing needs and providing a sustainable housing mix a wide range of non-general needs affordable housing accommodation should be considered. It is essential to separate out which proportion of supported housing could be provided through the nomination process accompanied by floating support and which percentage requires bespoke construction.
- 4.2 It is obvious that the development will not satisfy all special needs requirements, and it is necessary to determine what percentage should be devoted to special needs. Data relating to special needs provision has been assessed by officers from Horsham District Council and West Sussex County Council and it has been agreed that 30.75% of the total affordable housing provision within the strategic development is expected to be supported affordable housing (or 12.3% of the total number of homes planned).
- 4.3 The supported housing should be provided within each phase of the development to ensure a mixed and balanced community that provides appropriate accessible homes for all sections of the community.
- 4.4 The proportion of supported housing should include provision for:
- Households with a severe physical disability
 - Individuals with acquired brain injury
 - Young people with complex physical disabilities
 - Households with a learning difficulty
 - Households with mental health
 - Households with complex needs
 - Designated older persons accommodation
 - Extra care
 - Older people with a functional mental illness
- 4.5 Supported housing does not automatically equate to a requirement for bespoke design. Therefore as a guide, the Council and its partners expect that the 30.75% specialist housing will comprise of the following:
- 46% Lifetimes Home Standard
 - 14% bespoke design
 - 33% wheel chair accessible
 - 7% wheelchair accessible and Lifetime Home Standards
- 4.6 A proportion of the supported affordable housing will need to be clustered or closely dispersed to facilitate the provision of care and support. As a guide suitable clusters could be grouped as follows:

- Physical disability – clusters of 4-6 x 1/2 bed wheel chair accessible flats
- Severe physical disability – clusters of 4-6 x 2 bed wheel chair accessible flats
- Learning difficulty – clusters of 4-6 x 1/2 bed flats; a proportion wheel chair accessible and a proportion dispersed.
- Mental health – clusters of 4-6 x 1 bed flats
- Complex needs – clusters 4-6 x 1/2 bed flats; a proportion to be wheel chair accessible
- Older people with function mental illness – clusters of 4-6 x 1 bed wheel chair accessible flats

Specific criteria are required for the following client groups:

- Supported Living scheme for individuals with Acquired Brain Injury – large wheel chair accessible houses
- Supported Living Scheme for young people with complex physical disability - large wheel chair accessible houses
- Designated older persons housing – schemes of approximately 24 units comprising 1 and 2 bed flats built to lifetime homes standard
- Families with severe physical disability – large wheel chair accessible bungalows

- 4.7 Extra Care Housing provision has specific design and feasibility requirements which should be discussed and agreed with the Council and/or the County Council at an early stage.
- 4.8 In circumstances where specifications vary considerably from the standard specification for affordable housing (as set by the Housing Corporation/Homes and Communities Agency and/or the Council) a reasonable alteration to the build costs can be negotiated to reflect the variation.
- 4.9 In the event that adequate funding has not been secured to support the special needs housing requirement, particularly with respect to bespoke housing units or schemes, it will be necessary for suitable land to be set aside for a fixed period of time (likely to be 5 years) after which such land could be redeployed for the purposes of general needs affordable housing – in line with the type and size requirements set out above.
- 4.10 The accommodation should be integrated in the normal way, and careful planning will be needed. The majority of such housing is likely to be indistinguishable physically from general needs affordable housing, and be provided either as clusters of flats/houses/bungalows or dispersed units within blocks of general needs accommodation. However the need for supported housing provision to be close to amenities will need consideration at the

earliest opportunity. The relationship between such types of housing and other facilities should be considered as part of the development process. Vulnerable citizens will require good access to community facilities such as open space, health centres and public transport.

- 4.11 Detailed provision of supported housing will be discussed on a phase by phase basis. Although supported housing should be provided in each phase of the development, it is unlikely that all client groups will be catered for in each phase. The Council will assess need and prioritise provision with other agencies such as the County Council and specialist providers. It will be necessary to work with the developers as the neighbourhood progresses to agree the appropriate provision of supported housing for each phase relative to other development priorities. Where required the Council and its partner agencies will be able to supply additional information on need and design specifications.
- 4.12 As some forms of supported housing exhibit a higher land-take, opportunities for optimising the use of sites should be exploited.
- 4.13 The range of tenure models needs to be considered as part of the supported housing provision. The Housing Corporation/Homes and Communities Agency provides funding to enable long-term disabled people to access home ownership. This and other similar models must be assessed.
- 4.14 All the principles set out in this document - for example: quality, management and funding approaches, shall apply to the supported needs affordable housing as well as general needs affordable housing.

5. INTEGRATION

- 5.1 The housing development should form a sustainable neighbourhood. The affordable housing should not be visually distinguishable from the market housing in terms of build quality, materials and details, levels of amenity spaces, orientation, privacy and parking spaces.
- 5.2 The development should be tenure neutral with the affordable housing fully integrated into the market housing where appropriate. This particularly applies to the shared-ownership units. The Council will accept affordable and intermediate rent units clustered around a service core. However, these clusters should be no larger than 10-12 units and need to be integrated across the development at acceptable ratios. Ratios for integration across the scheme can range between 3:1 and 1:3 between private sale units and affordable units respectively. Higher cluster group sizes will be considered to allow for innovation applied through Modern Methods of Construction (MMC) or Eco design, recognised by higher levels of the Code for Sustainable Homes.
- 5.3 The requirement to provide the affordable housing will apply whether or not Housing Corporation/HCA or other public subsidy is available. If public subsidy is not likely to be available at the required time and a funding gap ensues the Council will seek to ensure that this does not hold up development. In this event the Council will consider a cascade mechanism of alteration to unit sizes, types or tenure. A clause to this effect will be included in the legal agreement. It will confirm the trigger by which the developer can renegotiate and agree a variation on the original affordable housing obligation. This is likely to consist of evidence that the developer and/or RSL has reasonably endeavoured to secure public subsidy and that the affordable housing units have been designed to meet all required Housing Corporation standards.
- 5.4 It is expected that the various types and tenures of affordable housing will be completed for occupation broadly in parallel with market housing programmes, and not left to the end of particular phases or moved to later phases.
- 5.5 Land banking for affordable housing provision will only be considered under exceptional circumstances and where integration aims are shown not to be compromised.
- 5.6 Integration should not be limited to housing type and tenure mix. Affordable housing occupants will be expected to enjoy the same rights of access, amenity provision, open spaces and car parking.
- 5.7 Car parking provision and availability should be fair across all tenures.

6. MANAGEMENT

- 6.1 The Council's preferred mechanism for provision of affordable housing will be transfer of completed units to a Registered Social Landlord and managed as affordable housing in accordance with Housing Corporation/HCA guidelines.
- 6.2 However, the Council recognises that developers have the ability to apply directly to the Housing Corporation/HCA for social housing grant. The Council will expect to see sound and sustainable management arrangements in place, regardless of the provider. Where the affordable housing provision is delivered directly by a developer, the Council will insist on entering a legal agreement to ensure that:
- the affordable housing is available to those judged to be in housing need by the Council
 - appropriate management arrangements are in place
 - the affordable housing is provided at an affordable level
 - the housing remains affordable to successive occupiers to be nominated by the Council
- 6.3 Any agreement will also need to reflect regional or sub-regional arrangements – for example, the current Homebuy Zone Agent Scheme for allocating low cost homeownership products funded by the Housing Corporation/HCA.
- 6.4 The Council will have 100% nomination rights to the initial let of the affordable housing and 75% of subsequent re-lets.
- 6.5 The Council will nominate applicants according to housing need and in accordance with the Council's published Housing Register and Nominations policy.
- 6.6 Where a Homebuy Agent or a similar scheme administered by the Housing Corporation is in place the low cost home ownership products shall be administered by this body in conjunction with the Council. Where such a scheme is not in place the Council will have nomination rights to these properties.
- 6.7 Developers, including RSLs, will need to demonstrate to the Council that they have sound and sustainable management plans. Management implications for design and layouts will need to be factored early in the master planning process. Clear proposals for community engagement will need to be put forward by the developers, involving other stakeholders as appropriate.
- 6.8 Consideration will be given to a local sustainable lettings policy on a phase by phase basis.

- 6.9 The Council will require on-site presence of the managing agent from the start of the development through to completion to ensure sufficient level of communication with existing and future residents. This will be integral to achieving community cohesion in the new neighbourhood. At completion, a permanent local housing access point or similar facility should be established.

7. DELIVERY PRINCIPLES

- 7.1 As noted earlier the detail of the delivery mechanisms is included in the Planning Obligations SPD which should be read in conjunction with this document (Paragraph 2.2). A key requirement in underpinning delivery will be the provision of nil cost serviced land for the affordable homes. This means that in return for providing the completed affordable homes the developer will receive back reasonable build costs as determined by the Council's SPD. The preferred delivery approach will be for the affordable units to be transferred to an RSL(s) agreed between the developer and the Councils.
- 7.2 It is very important to note that the land which has been identified to be developed has significant construction constraints which will directly impact on build costs, and developers must take this into consideration when undertaking feasibility appraisals and determining land value. The impact of such constraints must not result in viability claims and the abnormal build costs cannot be passed on to RSLs to fund as the land value must absorb such anomalies.
- 7.3 The Council and the major private developers jointly will select a minimum of 2 and a maximum of 3 RSL delivery partners for the provision of all the affordable housing. The Council has a list of preferred RSL partners for the delivery of new affordable housing. Each will be encouraged to apply and will be selected on criteria which will include status with the Housing Corporation/HCA, experience of affordable housing development; complex multi-tenure housing developments; housing management; neighbourhood management; community development; partnership/multi-agency working and overall capacity. A specialist consultant has been appointed to oversee this exercise.
- 7.4 Although it is expected that the selection process will identify RSLs with a breadth and depth of experience including specialist housing, the Council may wish to bring in a specialist provider(s) if it is considered necessary for the delivery of specialist housing.
- 7.5 The RSL partners should be selected as soon as possible in order that they are fully involved at early master planning stages. At the very minimum partners must be selected prior to the completion of a legal planning obligations agreement and draft nomination agreements.
- 7.6 A model agreement may be used in order to standardise at least the basic criteria for provision throughout the development. This will avoid wasted or duplicated effort in arriving at mutually acceptable forms of agreements, frameworks or mechanisms phase by phase.

- 7.10 Developers will be expected to produce schemes that are regionally competitive financially and which the local authorities can support in terms of grant rate, mix, design and quality.

8. COMMUNITY COHESION

- 8.1 Relationships with existing communities will need to be carefully managed. Developers and Registered Social Landlords have valuable experience in this area. Integration of the new development with Broadbridge Heath and the Needles area will be particularly important.
- 8.2 Clear links between housing provision and other facilities, amenities and services need to be established. The Masterplan SPD and Design Principles SPD address this and related issues.
- 8.3 The Youth Service and Community Development Team should be engaged, both strategically and locally.
- 8.4 The overall aim should be to ensure that the new development does not exacerbate existing deficiencies and, where possible, to enhance the existing facilities and support existing community infrastructure. Registered Social Landlords and other housing providers have significant experience of rolling out additional benefits in conjunction with housing provision. They will be expected to do so, given the scale of development and level of commitment needed to deliver a new sustainable community west of Horsham.

End of document
10 September 2008