

Arundel community-led housing deal secured

The Community Land Trust in Arundel has been working towards the delivery of affordable homes for the town in line with the Neighbourhood Plan. Alongside the Norfolk Estate and Arundel Town Council, some significant milestones have been achieved in recent months, including the signing of a key agreement and the launch of an e-form to register interest in the affordable housing.

In November, Fitzalan Estates, Arundel Town Council and Arundel Community Land Trust signed the 'section 106' (pictured). This agreement cemented the commitment to affordable homes, and other community contributions arising from the development, such as the potential for a new community building and 'growing space', which could be used as allotments. Arun District Council and West Sussex Council signed the following week, and the Outline Planning Consent has now been announced on the Arun Council website.

Darrell Gale, Chair of Arundel CLT says: 'The agreement is the result of months of hard work and negotiation to achieve the aims of Arundel's 2019 Neighbourhood Plan to provide much needed truly affordable homes for the people of Arundel, and in so doing keeping the community together when people with local connections would otherwise have to live elsewhere because of high house prices and rents.'

James Stewart, who chaired both the 2014 and 2019 Arundel Neighbourhood Plans and is currently a director and treasurer for the Arundel Community Land Trust was present at the signing of the agreement and was absolutely delighted. He said: "I feel that this momentous occasion for our Town is a direct result of the process started ten years ago when we started work on the first Neighbourhood Plan for Arundel, and it is fantastic seeing this coming to fruition".

Mayor Tony Hunt said "This is a milestone in so many ways, as these new homes will mean that we can respond to the shortage of affordable homes in Arundel in a sustainable and responsible way, that respects the wishes of the community in our Neighbourhood plan. Not only that, but it will also deliver new facilities for the whole community to enjoy."

Meanwhile, Arun District Council is getting ready to launch the e-form for people with Arundel connections, who meet the financial criteria, to register their interest in the new Social Rent and Shared Ownership homes that will be built on the land off Ford Road. There will be 20 socially rented and 7 shared ownership homes in the development, with the rented homes at about 50% of market rates, rather than the 80% allowed to qualify as Affordable Housing. Darrell Gale, Chairman of the CLT said 'This is a real achievement for the people of Arundel and, enshrined in the 'section 106' agreement is the priority for people with Arundel connections.' The rented homes will be owned by Arundel Community Land Trust and managed on their behalf by Aster, an experienced operator of affordable housing. Aster will have the freehold of the shared ownership homes and sell off equity under the Government's Shared Ownership scheme to those people participated in the shared-equity scheme.

Gale added: 'What is fantastic for the whole of Arundel is that over half the land allocated for development includes new public open spaces for the whole community to enjoy, linked to existing paths, and really making these homes part of the community.'

For further information contact Carolyn Baynes – Arundel Town Council Town Clerk Tel: 01903 881567 or email townclerk@arundeltowncouncil.gov.uk



Earl Henry signed for the Fitzalan Estates (FE), The Town Clerk, Carolyn Baynes, for Arundel Town Council (ATC) and Chair, Darrell Gale for Arundel Community Land Trust (ACLT). The signing was witnessed by Alastair Deighton (FE), Mayor Tony Hunt (ATC), Angela Standing (ATC) and Hilary Knight (ACLT).