

## Affordable Housing Provision – Craylands Estate

### Planning Permission

- 1.1 In relation to the planning permission 16/00898/OUT (CD 5.1) and works completed in Phase 1 under separate permissions (CD 5.11 and 5.12), a schedule of the housing provision on the Estate before and after the redevelopment is summarised below:

**Table 1: Total dwelling schedule on the Estate as per planning permissions**

Dwelling Schedule prior to redevelopment (all phases)		
	Market	Social rent
1 Bed Maisonette	8	50
3 Bed Maisonette	131	283
2 Bed House	9	0
3 Bed House	307	175
<b>Total</b>	<b>455</b>	<b>508</b>

Dwelling Schedule after redevelopment (all phases)			
	Market	Social rent	Shared ownership
1 Bed Flat	40	93	0
2 Bed Flat	72	104	3
3 Bed Flat	13	14	0
2 Bed House	162	30	1
3 Bed House	627	182	8
4 Bed House	67	7	0
<b>Total</b>	<b>981</b>	<b>430</b>	<b>12</b>

- 1.2 The planning application sought to meeting planning policy requirements 30% of new dwellings to be affordable as per Basildon District Local Plan Policy BAS S5. Rather than merely replicating what already existed, as shown above, the redevelopment would diversify housing provision in terms of tenure and size.
- 1.3 During Phase 1 of the regeneration programme, SHA delivered 236 affordable homes, comprising 224 social rented and 12 shared ownership units. A further 171 private market units were delivered across Phase 1, providing a total of 407 new residential dwellings. This equates to a split of 58% affordable and 42% market housing provision in Phase 1.
- 1.4 The affordable provision in Phase 1 is significantly higher than policy requirements, but in order to achieve 30% provision across the Estate, a further 62 social rent dwellings are being provided on other phases under permission 16/00898/OUT. This was secured via the Section 106 Agreement (CD 5.3).

1.5 The table below outlines the tenure split over the different stages of development:

**Table 2: Total dwelling schedule on the Estate as per planning permissions**

	Development stage	Privately Owned	Basildon Owned / Affordable Housing	Total
A	Pre-existing properties on the Estate in 2006	455 (47%)	508 (53%)	963
B	Properties demolished or proposed to be demolished as part of the regeneration	170 (32%)	364 (68%)	534
C	Properties remaining on the Estate post-demolition (A - B)	285 (66%)	144 (34%)	429
D	Proposed properties as part of the regeneration	696 (70%)	298 (30%)	994
E	Total properties post-regeneration (C + D)	981 (69%)	442 (31%)	1,423
F	Net difference before/after regeneration (E – A)	+526	-66	+460

1.6 As outlined above, at least 30% of new dwellings and 30% of all dwellings on the Estate would be an affordable tenure as per Basildon District Local Plan Policy BAS S5.

1.7 The regeneration of the Craylands Estate was considered and factored into the Thames Gateway Strategic Housing Market Assessment ('SHMA') 2008. At paragraph 3.70 it states:

*The **Craylands/Fryerns Estate Renewal Programme** is a £260m scheme which involves the remodelling of the 1960s 'Radburn' Craylands Estate to the east of Basildon Town Centre (including removal of maisonette blocks) and the redevelopment of the former Fryerns School site to deliver 1400 homes (a net increase of 700 units across the scheme) and a new community centre. English Partnerships is leading the project and funding the relocation programme, with Swan Housing and Lovell Group as preferred developers. The scheme has received Central Government funding. Essex County Council are selling their school site for £30m but planning to reinvest this in the scheme. CIF funding is committed to deliver a new road link.*

1.8 The SHMA report was updated in 2010 and is clear that "affordable housing requirements must not jeopardise the overall viability of residential development especially in the short term where more flexibility is particularly necessary to deal with adverse economic and housing market circumstances".

1.9 Figure 13.4 of the 2008 SHMA outlines indicative affordable housing provision by bedroom size for Basildon. A comparison with the provision of the proposed new affordable dwellings on the Estate is as follows:

**Table 3: Comparison of indicative SHMA recommendations and proposed affordable provision as per the planning permissions**

	Indicative provision in SHMA	Proposed on the Estate
1 bedroom	35%	31%
2 bedroom	30%	46%
3 bedroom	20%	20%
4 bedroom	15%	2%

1.10 As such, the redevelopment broadly accords with the recommendations of the SHMA, albeit with fewer 4-bedroom properties and more 2-bedroom properties. Although it is noted that the Estate did not contain any 4-bedroom properties pre-development.

**Development Agreement**

2.1 Notwithstanding the above planning permission, an alternative mix of units and additional affordable dwellings will be delivered at the site in accordance with the Development agreement outlined in the Section 106 Agreement.

2.2 When considering the housing mix before and after the redevelopment as per the Development Agreement, the provision on the Estate will be as follows:

**Table 4: Total dwelling schedule on the Estate as per Development Agreement**

<b>Dwelling Schedule prior to redevelopment (all phases)</b>		
	Market	Social rent
1 Bed Maisonette	8	50
3 Bed Maisonette	131	283
2 Bed House	9	0
3 Bed House	307	175
<b>Total</b>	<b>455</b>	<b>508</b>

<b>Dwelling Schedule after redevelopment (all phases)</b>			
	Market	Social rent	Shared ownership
1 Bed Flat	36	75	0
2 Bed Flat	67	104	3
3 Bed Flat	13	14	0
2 Bed House	97	47	35
3 Bed House	639	187	31
4 Bed House	45	7	0
<b>Total</b>	<b>897</b>	<b>434</b>	<b>69</b>

2.3 The table below outlines the tenure split over the different stages of development:

**Table 5: Total dwelling schedule on the Estate as per Development Agreement**

	Development stage	Privately Owned	Basildon Owned / Affordable Housing	Total
A	Pre-existing properties on the Estate in 2006	455 (47%)	508 (53%)	963
B	Properties demolished or proposed to be demolished as part of the regeneration	170 (32%)	364 (68%)	534
C	Properties remaining on the Estate post-demolition (A - B)	285 (66%)	144 (34%)	429
D	Proposed properties as part of the regeneration	612 (63%)	359 (37%)	971
E	Total properties post-regeneration (C + D)	897 (64%)	503 (36%)	1,400
F	Net difference before/after regeneration (E – A)	+442	-5	+437

2.4 As a result of the funding arrangements, the table above shows that the final development will deliver further affordable housing in addition to that secured in the planning permission.