

AFFORDABLE HOUSING STATEMENT

In relation to:

The provision of a new attached dwelling

Land adjoining No. 84 Maltravers Street, Arundel,

West Sussex BN18 9DS

It is understood that in August 2010, Arun District Council revised its policy and related standards for the provision of Affordable Housing on sites where new residential development is proposed. On 18 August 2010 the Council resolved that:

1. The following interim approach towards the provision of affordable housing in accordance with Planning Policy Statement 3 (PPS3) be approved:

(i) the Council will seek affordable housing provision on new housing developments in accordance with PPS3 as detailed below; and

(ii) the following be adopted by way of guide figures for the purposes of negotiation, to be read in conjunction with **Arun Local Plan Policy DEV17**:

(a) from developments of 15 or more units an affordable housing provision of 30% across the board should be required of developments; and

(b) from developments of 1 to 14 units an affordable housing provision of 15% be sought district wide, subject to further research to ensure this is financially viable.

2. In order to introduce a degree of certainty and transparency in discussions with developers a 'capping clause' be sought in Section 106 agreements regarding the value of land and property sold by a developer to a Registered Social Landlord. It is proposed that this will seek that the owner or developer make an offer to a RSL. This shall include:

- (a) Sale of land contract
- (b) A Draft Transfer
- (c) A price of 45% of open market value at time of offer.

Legal Agreement

The Council's affordable housing policy applies to the creation of one or more residential units. For smaller proposals of 1-6 units; a range which our proposals falls within, it is understood that no other forms of planning obligation will be required by the Council. Due to the size of the scheme (i.e. 1 unit), the affordable housing requirement is for a financial payment, rather than an on-site provision.

On this basis, our client is to provide a Unilateral Undertaking for the payment of monies as a commuted sum in respect of the provision of affordable housing elsewhere within the District. The Undertaking will include an obligation to pay the Council's costs in monitoring and managing the implementation of the planning obligation.

October 2012