

AFFORDABLE HOUSING STATEMENT

**LAND WEST OF WESTERGATE STREET, EAST
OF HOOK LANE,
WESTERGATE, SUSSEX**



BARRATT
— HOMES —

Affordable Housing Statement

The provision of an Affordable Housing Statement is a local validation requirement of Arun District Council. This Statement outlines the provision of affordable housing as part of this reserved matters planning application for residential development on land west of Westergate Street, east of Hook Lane, Westergate.

Arun District Local Plan 2003 (Saved Policy DEV17 Affordable Housing)

Saved policy DEV17 of the adopted Local Plan sets out the requirements for affordable housing within residential developments. The policy states that within allocated and unidentified housing developments of 25 or more dwellings or residential sites of 0.8 hectare or more, irrespective of the number of dwellings, the Local Planning Authority will seek to secure the provision of affordable housing.

The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application.

Where sites are considered suitable for affordable housing but other factors demonstrate that on-site provision is not appropriate, the Local Planning Authority will seek direct provision on another site or, in exceptional circumstances, accept a payment in lieu of provision.

For the purposes of the Local Plan, affordable housing comprises both social and low cost market housing. The provisions made for social housing should ensure that appropriate arrangements are in place to ensure that it is provided, in perpetuity, to those in housing need in the District. This will usually be in conjunction with a Registered Social Landlord. The Local Planning Authority will use either planning conditions or obligations to ensure provision of the agreed social housing element as part of the overall development.

Arun Local Plan 2011 – 2031 (Publication Version)

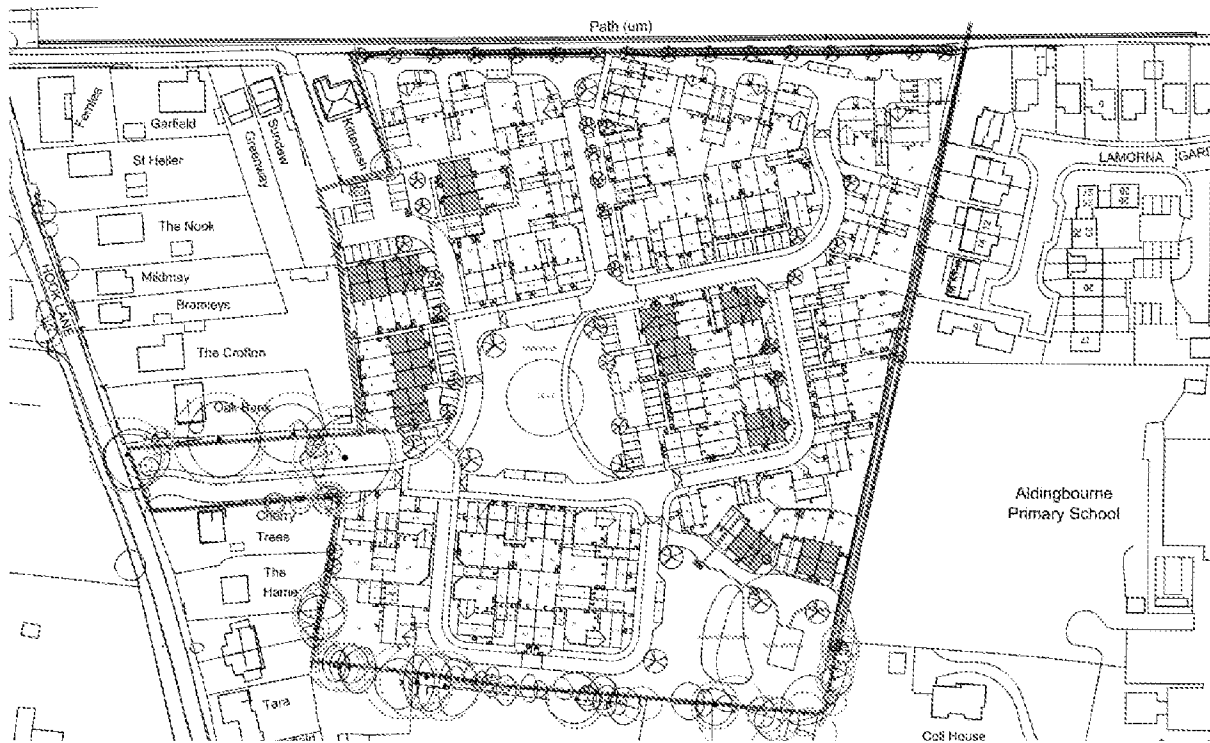
Emerging Policy H SP2 of the Emerging Arun Local Plan 2011 – 2031 (Publication Version) states that all developments of 15 residential units or more will require 30% of the total number of units proposed on site to be provided as affordable housing.

The Council will seek a mix of dwelling types and sizes, to include affordable housing units that adhere to the latest Homes and Communities Agency design guidance. For developments of 10 units or more the Council shall require a balanced mix of market and affordable dwelling sizes including family sized accommodation (of three bedrooms or more), based on the most up to date SHMA recommendations. The tenure mix for development schemes shall be negotiated on a case by case basis taking any necessary viability considerations into account. Developers shall have regard to the Coastal West Sussex Strategic Housing Market Assessment 2012 (SHMA) or the most up to date version of the SHMA. Developments shall also be consistent with all other Local Plan Policies.

Proposal

The outline planning approval was subject to a S106 Agreement. Schedule 2 of the legal agreement requires the location of the affordable housing units to be approved pursuant to the reserved matters application. The S106 Agreement also confirms that 80% shall be provided as affordable rent and 20% as shared ownership.

This application proposes 30% affordable housing in accordance with the saved and emerging local policies. This equates to 24 units in total. The affordable housing will be indistinguishable from the market housing with small clusters throughout the site. An affordable Housing plan been submitted in support of the application.



The proposed development accords with the S106 Agreement attached to the outline approval and with Local Policy.