

**PLANNING REF: AL/107/16/RES LAND WEST OF WESTERGATE STREET &
EAST OF HOOK LANE WESTERGATE**

RESERVED MATTERS APPLICATION

**COMMENTS FROM NIGEL BALDWIN - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL**

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 15 units are proposed. The applicants, in line with the S106 requirements, are committing to provide 30% of the 79 homes on the site as affordable homes (24 affordable houses) which is acceptable.

Tenure

The tenure of the affordable housing is stipulated in the signed S106 agreement to be 80% rented (19 homes) and 20% intermediate (5 homes). These homes are not identified by the applicant but this mix is supported.

The intermediate housing (shared ownership) dwellings should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended

Property sizes

The Council incorporating the evidence from the September 2016 Updated Housing Needs Evidence produced by GL Hearn as background evidence for the Local Plan aims to deliver the following proportion of homes on each site:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable Rented	35-40%	35-40%	15-20%	5-10%

Examining the applicant's proposals, it is noted that there are no 1 bed homes on the site and 38% of 2 bed market and 42% of 2 bed affordable homes. There are 40% of 3 bedroom market homes and over 58% of affordable homes have 3 bedrooms. 14% of the homes are 4 bed market homes and no affordable homes and 7% are 5 bed market homes.

The size of properties has not been agreed with the Housing Strategy and Enabling Manager as required by the Arun District Council Affordable Housing Policy (Updated May 2016) and does not accord with the National Planning Policy Framework which states that the local planning authority should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

Design

The affordable housing should be constructed to be indistinguishable from the Market housing. The applicants should seek to make at least one of the rented affordable dwellings fully wheelchair accessible.

Integration

The affordable housing according to the plan submitted by the applicants has been integrated into the overall development.

Delivery of Affordable Housing

The Council would request that the applicants engage with one of our preferred registered partners for the acquisition of the affordable housing.

At present, the Council would not support the inclusion of Starter Homes as an affordable housing product as there are no published regulations setting out how these would operate as a new affordable tenure type.

Summary

In terms of the provision of affordable housing the scheme is broadly supported.

At this stage the applicant should identify the rental and intermediate affordable homes and should build a mix of properties in both the affordable and market sectors which more closely reflects the latest evidence.