

**PLANNING REF: AL/111/16/OUT ORCHARD GARDENS, WOODGATE,
ALDINGBOURNE**

OUTLINE PLANNING 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 outlining to provide 30% of the 57 homes on the site as affordable homes (17 affordable houses) which is acceptable.

Tenure

The tenure of the affordable housing is stipulated as 53% rented and 47% intermediate. This is supported.

Property sizes

The size (in bedrooms) should be as described in the draft Heads of Terms for the Section 106 agreement (Appendix 12 to the Planning Summary and Support Statement) which was scanned on 19.10.16, that is, 6 x 2 bed flats; 6 x 1 bed flats and 5 x 2 bed houses. The tenure of these homes should be 4 x 2 bed flats, 2 x 1 bed flats and 3 x 2 bed houses for Affordable Rent and 2 x 2 bed flats, 4 x 1 bed flats and 2 x 2 bed houses for Intermediate Affordable Housing.

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.

Location

The location of the Affordable housing is to be approved

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 although the sale of the Affordable Housing in respect of the percentage of Open Market Value will need to be further considered for the actual Section 106 agreement.

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.

The exact location; the offer price for the Affordable housing and checking that the affordable housing provision have been delivered will need to be considered at the Reserve Matters stage.