

Outline application for demolition of 19 and 21 Nyewood Lane and the erection of a new block of apartments comprising 3no 2Bed flats and 20no 1Bed units.

19 & 21 Nyewood Lane, PO21 2QB.

Affordable Housing Statement

The Council's Affordable Housing Policy is set out in Policy AH SP2 'Affordable Housing' which is repeated below:

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30% or an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

1 bedroom 35-40%

2 Bedroom 35-40%

3 Bedroom 15-20%

4+ Bedroom 5-10%

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. AH providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

As this is an outline application with all matter reserved it is considered that the most appropriate mechanism for securing Affordable Housing is through the detailed design and a s106 agreement.

At the present time it is not considered that it would be appropriate to provide the AH units on site but this can be discussed in detail with the Council. If that is the case then an off-site financial contribution would be made.