

PLANNING REF: A/122/19/OUT – Land off Arundel Road, Angmering

CONSULTATION RESPONSE - 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 11 dwellings are proposed such as on this site. The applicants are proposing to provide 48 (30%) of the 160 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing. We are pleased to see the affordability housing statement propose a mix of 36 x rented and 12 x shared ownership which accords with this policy.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at August 2019 there were 792 households in housing need on the Council's housing register.

With reference to the 'Provision of Accommodation suitable for older people and people with disabilities', agreed at the Planning Policy sub-committee 27th February 2019, the Council's policy is that for schemes greater than 51 units – 50% of units should be designed to m4(2) standard and 2 per 50 units designed to m4(3) wheelchair accessible standard. The expectation would therefore be that a minimum of 24 of the affordable dwellings be designed to m4(2) and that an additional 2 affordable dwellings be designed to m4(3).

S106 considerations and Affordable Housing Agreement

The housing mix is referenced in paragraph 1.19 of the Affordable Housing Statement. As stated the mix does not accord precisely with the mix set out in the SHMA, particularly with regard to 1 bed dwellings, due to the location of the development which we accept. However, we would prefer a rented mix which has a higher number of 2 bed houses at the expense of 3 and 4 bed houses as this represents the highest housing need.

We would therefore suggest a mix as follows:

Rented

20 x 2 bed house
14 x 3 bed house
2 x 4 bed house

Intermediate

8 x 2 bed house
4 x 3 bed house

With reference to paragraph 1.23 of the Affordable Housing Statement – we would like the external standards of the affordable housing to *match*, rather than be ‘similar to’, those of private homes with the exception of where small variations are required.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Summary

I support the applicant’s proposal to provide 48 dwellings (30%) as affordable housing but with an amended mix as outlined above.