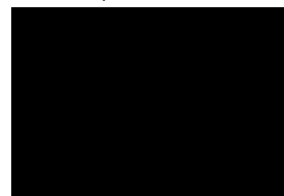


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AFFORDABLE HOUSING STATEMENT

LAND WEST OF BROOK LANE AND SOUTH OF THE A259

Date: March 2017

Ref: 12491

Revision	Description	Originated	Checked	Reviewed	Authorised	Date
-	Final	SP	SP	SP	SP	31.08.2017
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1.0 AFFORDABLE HOUSING STATEMENT

Introduction

- 1.1 This Affordable Housing Statement ('Statement') has been prepared by Dalton Warner Davis LLP ('DWD') acting on behalf of Store Property Investments Ltd ('the applicant') in support of an application for outline planning permission on Land West of Brook Lane and South of A259 within the Parishes of Brookfield and Angmering and Findon ('the application site') for the following Proposed Development:

"Outline planning permission (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising residential units and care home (Use Class C2 and C3) and ancillary facilities including railway crossing together with associated access, car parking and landscaping".

- 1.2 The outline planning application seeks to establish the principles of the proposed uses with all matters reserved for future determination including scale, access, appearance, landscaping and layout.
- 1.3 It is a requirement of Arun District Council (ADC) that applications for residential development are accompanied by an Affordable Housing Statement. This document is therefore intended to satisfy this validation requirement.

Proposed development

- 1.4 Outline planning permission is sought for a residential development. The indicative scheme is for 90 dwellings and the indicative proposed mix is set out in the table below:

Table 2.0 –Summary of Indicative Scheme

DWELLING TYPE	NO. OF UNITS
1-bed flat	10
2-bed flat	14
2-bed house	30
3-bed house	35
4-bed house	1
Total	90

- 1.5 The proposed development will provide 30% affordable housing on-site. For the indicative scheme of 90 dwellings this equates to 27 affordable dwellings.
- 1.6 As this is an outline application, the details of the tenure, dwelling type/size and location of on-site affordable housing could be agreed with the Council's Housing Strategy and Enabling Manager as part of a subsequent reserved matters application and secured via a S106 agreement.

Affordable Housing Policy

- 1.7 Arun Local Plan (2003) Policy DEV17 refers to Affordable Housing, stating that for both 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 of the submission of the relevant planning application. It is therefore stressed that the development plan for the site does not require a set proportion of affordable housing provision. The supporting text to the policy indicated that ‘as a starting point, a figure of 30% affordable housing will generally be sought.’ The 30% threshold is therefore not an expression of specific planning policy.
- 1.8 The Council’s adopted Interim Affordable Housing Policy (2010) which is a material consideration in the determination of planning applications, requires 30% affordable housing provision from developments of 15 or more units. In accordance with this policy, the proposed development will provide 27 affordable units on-site which equates to 30% of the total 90 units proposed.
- 1.9 The proposed heads of terms in respect of affordable housing for the legal agreement are as follows:

Financial obligation(s) summary or change	Trigger Point	Amount	Due to (ADC, WSCC, NHS, other)
Affordable housing	Occupation of more than 30 of the Market Units at the Development prior to a contract or contracts for the transfer of the Affordable Housing in the Development to an Affordable Housing Provider or Providers and 15 Affordable	30% of the total number of dwellings created. So for the indicative 90 unit scheme this would equate to 27 affordable units. 22 Affordable rent and intermediate housing.	Cascade agreement: Option 1: Onsite delivery Option2: Onsite Delivery to a different provider. Option 3: Commuted sum