

PLANNING REF: A-40-18-OUT - LAND NORTH OF WATER LAND ANGMERING

REVISED COMMENTS - HOUSING STRATEGY AND ENABLING MANAGER – ARUN DC

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 units are proposed such as on this site. Based upon a proposal of up to 525 dwellings then 158 would need to be affordable to comply with the Council's current policy requirements, this number of affordable homes are prescribed in this Outline application.

Tenure

The tenure mix of the affordable housing is proposed as 75% Affordable Rent and 25% intermediate housing which is acceptable to the council.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at March 2018 there were 1,325 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing to be set out in a Reserved Matters application and S106 Agreement is broadly delivered as follows:

	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%

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

Integration - The affordable housing should be integrated into the overall development to form clusters of no more than 20 dwellings.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners, the council itself or an approved non registered partner for the acquisition of the affordable housing.

The proposed development is likely to be phased in its delivery over a number of years, therefore changes in the value of development and changes in costs of delivery will need to be fully considered. The Council will require an overage clause within the S106 Agreement to take account of such changes using forecasts based on relevant market data agreed between the applicant and the Council.

Summary

No objection.

All affordable housing details to be included in the S106 Agreement *including an appropriate overage clause designed to take account of changes in development values and costs over the medium to longer.*