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AFFORDABLE HOUSING STATEMENT

LAND WEST OF BROOK LANE AND SOUTH OF THE A259

Date: March 2017

Ref: 12491

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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 subsequently 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 We consider that it would be appropriate to secure the proportion of affordable housing through the imposition of a suitably worded planning condition. A condition of this nature would require the applicant (or successor) to submit an affordable housing scheme to the LPA for approval, and that the affordable housing is then provided in accordance with the approved scheme. The Planning Inspectorate has published model planning conditions which reflect this approach:

“Development shall not begin within any Phase which contains dwellings until a scheme for the provision of affordable housing as part of the development within that Phase has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than x% of housing units/bed spaces;

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- ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii. The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] if no RSL involved;
 - iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

1.10 The National Planning Policy Guidance (NPPG) supports the use of a planning condition rather than an obligation as follows:

"It may be possible to overcome a planning objection to a development proposal equally well by imposing a condition on the planning permission or by entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990. In such cases the local planning authority should use a condition rather than seeking to deal with the matter by means of a planning obligation."

1.11 On the basis of the above we have not sought to provide heads of terms for a legal agreement relating to affordable housing.