
AFFORDABLE HOUSING STATEMENT

Potential Housing Development:

The Cottage, Shripney Road, Shripney, West Sussex

Introduction

1. The Applicant recognises the importance of affordable housing and the need to provide a range of dwellings types and an appropriate tenure split to meet identified local housing need.

Policy Context

2. The GL Hearn 'Updated Housing Needs' report, which was published in September 2016, recommends that a range of different sizes and tenures of affordable housing are planned for. When determining the mix of housing for individual sites the report states that *"consideration should however be given to site specific circumstances, local needs evidence and existing housing mix in the locality, in applying this to individual development schemes"*.

3. GL Hearn's report confirms that the affordable housing needs of the District amount to a net need for affordable housing of 480 dwellings per annum. The report goes on to state that *"the Council's Housing Register shows that the majority of demand for affordable housing is for 1 and 2 bed properties... Over the last 5 years, the profile of need for different types of properties has shifted towards a need for smaller homes arising from single persons and smaller families."*

4. Arun District Council has revised its standards for Affordable Housing. On 18th August 2010 the Council resolved that the following interim approach towards the provision of affordable housing in accordance with PPS3 be approved:

"(i) the Council will seek affordable housing provision on new housing developments in accordance with PPS3 as detailed below; and

(ii) the following be adopted by way of guide figures for the purposes of negotiation, to be read in conjunction with Arun Local Plan Policy DEV17:

(a) from developments of 15 or more units an affordable housing provision of 30% across the board should be required of developments; and

(b) from developments of 1 to 14 units an affordable housing provision of 15% be sought district wide, subject to further research to ensure this is financially viable."

5. The current National Planning & Policy Framework (NPPF) 2012 Annex 2 provides a clear definition of what constitutes affordable housing.

6. The Housing & Planning Act 2016 introduced a number of changes to the type and methods of delivering affordable housing with amendments to the NPPF imminent.

Affordable Housing Proposal

7. This application proposes 21 dwellings, comprising 1 replacement dwelling and 20 new houses. There is therefore a net gain of 20 dwellings.

8. The Applicant proposes to provide up to 30% of dwellings (6 in total) on the subject land as affordable housing which will be fully discussed with the Council and Parish Council during the Reserved Matters stage.

9. The detailed mix of house types and tenures will thereafter be detailed in an Affordable Housing Scheme which will seek to respect local and national policies whilst providing for those whose housing needs are not being met by other market sectors.

10. The agreed Affordable Housing Scheme will become part of a Section 106 Agreement.

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