

PLANNING APPLICATION ADVICE - OCTOBER 2016

COMMENTS FROM NIGEL BALDWIN - 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 15 units are proposed. On this site the Council is satisfied that the 30% provision is being met via the provision of 28 affordable homes out of the net total of 93.

Housing Need

There is high demand for affordable housing throughout the Arun District. As at 14 October 2016 there were over 700 households in housing need on the Council's housing register.

There is a high requirement for affordable housing both for rental and intermediate housing in the Arun District.

Property sizes design and mix

The latest planning application proposes that all the affordable homes are provided as intermediate properties.

The National Planning Policy Framework (NPPF) requires that Council's use their evidence base to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The NPPF requires local planning authorities to identify the tenure of housing that is required

The Emerging Local Plan explains that the Council is prepared to negotiate from a position where 70% of the affordable homes are for rent and only 30% are for intermediate housing.

The table below shows the quantum of affordable housing that schemes are broadly required to deliver:

	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 above draws upon the conclusions that have been arrived at by the Council's consultant whose report provides an updated assessment of housing need in the Arun District. Again the need for market; intermediate and rental homes is recognised.

Integration - The affordable housing should be integrated into the overall development to form clusters.

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 for the acquisition of the affordable housing.

At present, the Council would not support the inclusion of Starter Homes as an affordable housing product as there are no published regulations setting out how these would operate as a new affordable tenure type.

Summary

At the present time this scheme could not be supported in terms of the provision of affordable housing as an Affordable Housing Statement is required in order to be able to comment further on an on-site provision of 30% affordable housing.