

UPDATE

PLANNING REF: BN/43/16/PL ANGELS NURSERY, YAPTON ROAD, BARNHAM

PLANNING APPLICATION ADVICE - NOVEMBER 2016

COMMENTS FROM NIGEL BALDWIN - HOUSING STRATEGY AND ENABLING MANAGER – ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

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.

Property Mix

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

As previously agreed it is acceptable that the Affordable Housing is made up of 50% Affordable Rented homes and 50% Intermediate homes

It is accepted that social rented homes are likely to be undeliverable but investigations have concluded that a 50:50 mix (as described above) could be delivered and the Council would request that the applicants engage with one of our preferred registered partners (as previously notified) for the acquisition of the affordable housing.

Property design

Integration - The affordable housing should be integrated into the overall development to form clusters. The Affordable Housing should be indistinguishable in built form from the Open market housing.

Property sizes

As agreed the 1 and 2 bedroom sizes of the Affordable housing are acceptable.

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.

Summary

This scheme would be supported in terms of the provision of affordable housing. An Affordable Housing Statement would be required in order to

understand the location of the Affordable Housing and which organisation will be providing it.