PLANNING REF: BN/51 & 52/16/RES POLLARDS NURSERY, LAKE LANE, BARNHAM

PLANNING APPLICATION RESERVED MATTERS ADVICE - OCTOBER 2016

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

The outcome of BN/21/15/RES and the Unilateral Undertaking accompanying the Appeal (APP/C3810/A/13/2193942) should be followed in relation to the Affordable Housing

Affordable Housing Policy requirements

The applicants have agreed to provide 30% of the homes as Affordable Housing equating to 32 homes which is acceptable and will contribute towards the high demand for affordable housing throughout the Arun District.

Property sizes

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.

As agreed pursuant to BN/21/15/RES and as stated in the Affordable Housing Statements the mix of affordable housing is as follows:

1 bed	12
2 bed	18
3 bed	01
4 bed	01
TOTAL	**32**

This mix is found to be acceptable

Property Design and Tenure

The affordable housing should be indistinguishable from the Market homes in design terms and as there is a high demand for both rental and intermediate housing in the Arun District, the 80:20 Rental:Intermediate homes is acceptable.

Integration

The affordable housing is suitably integrated into the overall development.

Affordable Housing Delivery

The applicants have stated that they have engaged with a number of the Arun preferred registered partners for the acquisition of the affordable housing, and "and are in the process of determining the preferred provider." This is the approach that the applicant should take.

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

This scheme in terms of the provision of affordable housing is supported.