

PLANNING REF: PAA/86/19 – Angels Nursery, Barnham

PRE-APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

In accordance with Policy AH SP2 of the Arun Local Plan, the Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2020 there were 973 households in housing need on the Council's housing register.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing. However, the current planning consent Y/80/16/OUT contains a 50/50 split between intermediate and rented and as discussed at the pre-application meetings, this split would be acceptable should a Section 73 or new application be required.

S106 considerations and Affordable Housing Agreement

Based upon the above and discussions with the applicant the mix is agreed as:

8 x 1 bed houses

9 x 2 bed flats

11 x 2 bed houses

There is concern regarding the location of the 1 bed houses and 2 bed flats, in that it concentrates the majority of the affordable housing into one area. We would like to see consideration given to the relocation of one of these blocks.

We anticipate the tenure mix to be confirmed in the Affordable Housing Agreement but on condition the current layout is agreed and based upon previous discussions would suggest the following:

Rented

3 x 1 bed houses

9 x 2 bed flats

2 x 2 bed houses

Intermediate

5 x 1 bed houses

9 x 2 bed houses

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.