Land West of Church Lane, Clymping, West Sussex

Planning Application for the Development of up to 300 Dwellings with Associated Landscaping and Supporting Infrastructure

Affordable Housing Statement



On behalf of Mulgrave Properties LLP

December 2016

PARKER DANN

ARUN DISTRICT COUNCIL CM/1/17/OUT

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1.0 Introduction

1.1 Parker Dann has been instructed by The Mulgrave Estate to submit an outline planning application for the development of land west of Church Lane, Clymping, West Sussex for residential development. The full description of the application is-;

"Development of up to 300 dwellings with associated landscaping and supporting infrastructure."

1.2 Validation requirements of the District Council seek the supply of information regarding the approach to the delivery of affordable housing in major residential development. This document fulfils that requirement.

2.0 Policy Context

National Policy

2.1 The National Planning Policy Framework (paragraph 50) provides for Local Authorities to meet identified affordable housing needs on sites for housing development in a manner which contributes to the objective of creating mixed and balanced communities. The National policy requires those operated by local council's to be flexible to take account changing market conditions over time.

2.2 Affordable housing is defined by current national policy as social rented, affordable rented or intermediate housing. However under Section 159 of the Housing and Planning Act 2016 the definition of affordable housing is extended to embrace 'starter homes'.

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2.3 It is anticipated that the Government will revise its policy alongside the issue of relevant regulations under the Housing and Planning Act, and for this reason it is considered the existing definition of affordable housing should be regarded as subject to change in the near future.

National Planning Guidance

2.4 Guidance sets out the approach which local authorities are advised to adopt in calculating the requirement for affordable housing.

2.5 This appears to have been broadly followed in the calculations of affordable housing presented to the Arun Local Plan Examination.

2.6 A significant element of the calculation of affordable housing need involves the immediate demands arising from the Council's current waiting list. This means that at any particular point in time the type and number of households in need can vary.

2.7 It is also the writers experience that in responding to the availability of affordable housing units the Registered Providers needs and willingness to participate in the acquisition of affordable units can vary according to the financial markets they are willing and able to access for funding.

Existing Local Planning Policy .

2.8 The Arun Local Plan contains housing policies which in relation to the quantity of housing expire in 2011. On affordable housing Policy DEV 17 proposes that provision of affordable housing should be at a level determined in the context of prevailing need and market conditions.

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Neighbourhood Plan

2.9 The Neighbourhood Plan for Clymping does not contain any express policy or data regarding affordable housing need.

Emerging Local Planning Policy

2.10 The Arun Local Plan 2011 to 2031 was published in October 2014 and proposes (Policy H SP2) to deliver affordable housing at a rate for larger sites of some 30%. It further proposes that initially the requirement will be for this amount to be delivered will comprise 80% rented and 20% intermediate housing. The terms of the policy are written in a manner which accepts that the initial delivery mix is a matter for negotiation.

2.11 There is no guidance in the policy on the size of dwellings for affordable housing. However the Objectively Assessed Need study undertaken for the Council contains the following table which is derived from the data emanating from the housing model. The table sets out both market and affordable data, and for the purpose of this report the data of interest is clearly that relating to affordable housing.

Objectively Assessed Need for Housing: Arun District
Arun District Council, Final Report, March 2015

Table 30: Recommended Strategic Mix of Homes, Arun District 2011-31

	1 bed	2 bed	3 bed	4+ bed
Market	10%	45%	35%	10%
Affordable	35-40%	30-35%	20-25%	5-10%
All dwellings	20%	40%	30%	10%

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3.0 Legislation Changes

3.1 The Housing and Planning Act 2016 includes "Starter Homes" within the definition of affordable housing. The implications of this is not yet clear but will probably be the subject of attention in the revised National Planning Policy Framework which is expected later this year. There may also be secondary legislation which will have a bearing on matters.

3.2 The impact of the above introduces an element of uncertainty which points to the need for flexibility in the approach to delivery of affordable housing.

4.0 Conclusions

4.1 Having regard to the foregoing it is concluded that in relation to affordable housing the terms of the planning application should show that 30% of the total housing units will be within the definition of affordable. The size of units indicated in the planning application is within the range for affordable housing set out in Table 30 of the Council's Objectively Assessed Housing Need Study of 2015. Similarly the tenure split (rented / intermediate) is indicated in the application form as required by the emerging Local Plan policy.

4.2 The development is likely to take about 5 years to complete, and it is probable that affordable housing providers will have needs which vary from year to year due to the uncertainties which have been noted above. For this reason, whilst there is no reason to vary the total number of affordable units to be provided, there may be a need to vary the size of dwellings provided. It is also currently uncertain what

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impact the new 'Starter Home' category of affordable housing will have on the funding available to registered providers of social rented housing.

4.3 The uncertainties mean that there is a need to recognise them in the precise terms of the affordable housing provision in the Section 106 agreement. In this context it is proposed that the Section 106 agreement be drafted in a manner which will deliver the quantum and mix of affordable housing in the table below, but have clauses which enable and regulate variation to respond to changed circumstances.

Proposed Affordable Housing Provision

Unit Size	**Rented**	**Intermediate**	**No. of Units**
1 bedroom Units	25	6	31
2 bedroom Units	25	7	32
3 bedroom Units	18	4	22
4 Bedroom Units	4	1	5
TOTAL	**72**	**18**	**90**

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