PLANNING REF: CM/1/17/OUT LAND WEST OF CHURCH LANE AND SOUTH OF HORSEMERE GREEN LANE, CLIMPING

OUTLINE PLANNING APPLICATION ADVICE – February 2017

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

The planning application as referenced above is proposing up to 300 new dwellings and as a planning obligation which may assist in mitigating the impact of this development, the Housing Strategy and Enabling team`s responses concerning the affordable housing are as follows:

Affordable Housing Policy requirements

It is noted that, in line with the Council`s current policy, the applicants agree to the provision of 30% affordable housing at the development and it is appreciated that the outline application is for up to 300 dwellings although this is not fixed at this stage. The exact number of affordable homes is therefore not known at this stage but based upon 300 the figure of 90 as suggested by the applicant is agreed.

Securing the Affordable Housing

In the Affordable Housing Statement of December 2016 the applicants propose that a planning condition is used to secure the affordable housing and a Planning Inspectorate model condition is quoted. This is not supported by the Housing Strategy and Enabling team as affordable housing should be secured by reference to the land in perpetuity and it is noted that conditions are not normally used to secure the detail of the affordable housing.

Property tenure mix

Again, in their statement of December 2016, although the matter of the tenure of the affordable housing is acknowledged by the applicants to be one for the Reserved Matters stage, it is noted that the starting point is an acceptable 80% rented and 20% intermediate affordable housing.

Design and Sizes

The December 2016 affordable housing statement states at 4.1 that that the affordable housing will be integrated across the development with pockets of affordable housing both social rent and shared ownership being pepper – potted within the development. As a principle this is supported.

The statement goes on to describe the Design Standards and Accessibility principles that will be inherent in the production of the affordable housing.

Again the statements are supported, although on a development of this size several fully wheelchair accessible properties should be developed

It is noted that in the Design and Access statement submitted in January 2017 it is recommended that further consideration is given to housing need at the Reserve Matters stage. The applicants should rely on the most up to date data and as at February 2017 this would be as follows:

	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%

I note that smaller properties are needed in the market sector and when a reserve matters application is made I look forward to noting the size of all of the proposed properties.

The publication of the government`s white paper is noted and the fact that at present a statutory amount of starter homes are not required.

To reiterate, when the intermediate housing (shared ownership) dwellings are designated at the reserved matters stage they should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended.

S106 considerations

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

Summary

Apart from the way in which the affordable housing is proposed to be secured the outline proposal is supported and it is anticipated that this will be carried forward into the reserve matters application.