



ROBINSON ESCOTT PLANNING LLP

CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS



APPLICATION FOR OUTLINE
PLANNING PERMISSION BY
BROOKWORTH HOMES LTD
SITE AT
LAND SOUTH OF
BURNDELL ROAD
YAPTON
WEST SUSSEX
BN18 0HR

AFFORDABLE HOUSING STATEMENT

APRIL 2014

1.0 INTRODUCTION

- 1.1 We are instructed by Brookworth Homes Limited to prepare an Affordable Housing Statement in support of an application that is being submitted to Arun District Council for the development of land south of Burndell Road, Yapton to provide 45 residential units and the creation of a new access road. The application is submitted in Outline form with means of access to be determined at the Outline stage. Details of layout, external appearance, landscaping and scale are reserved for subsequent approval.
- 1.2 The purpose of this Affordable Housing Statement is to consider the proposed number and mix of affordable housing units as part of the scheme in the context of local and national policy.

2.0 RELEVANT PLANNING POLICY

- 2.1 Paragraph 50 of the National Planning Policy Framework states that where a Local Planning Authority has identified that affordable housing is needed, policy should be set for meeting this on-site unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

Arun District Local Plan 2003

- 2.2 Policy DEV17 relates to affordable housing development. It explains that in developments of 25 units or more, or on sites of 0.8 hectares or larger, the Council will seek the provision of affordable housing.

Arun Affordable Housing Policy 2010

- 2.3 The Council adopted an interim affordable housing policy in August 2010 which is to be read in conjunction with Policy DEV17 of the Local Plan. The policy now states that for developments of 15 or more units an affordable housing provision of 30% will be required.

3.0 THE APPLICATION PROPOSAL

3.1 The development proposal involves the erection of 45 residential units of which 13 will be provided as affordable housing. The draft housing mix comprises the following;

- 4 x 4 bed house
- 19 x 3 bed house
- 6 x 3 bed bungalow
- 14 x 2 bed house
- 2 x 1 bed coach house

3.2 Thirteen of the proposed units will be provided as affordable housing in a mix and location to be agreed. The tenure of the affordable housing units will be split with 70% affordable rent (9 units) and 30% shared ownership (4 units) in accordance with policy.

3.3 All affordable units will be designed and built to Lifetime Homes Standards.

3.4 The affordable housing provision will be secured through an appropriate Section 106 Agreement and is intended to be delivered in conjunction with a registered provider.

Yapton affordable stat