

PLANNING REF: LU/376/17/OUT - The Bungalow Southdown Nursery Old Mead Road Littlehampton

PRE-APPLICATION ADVICE COMMENTS FROM - HOUSING STRATEGY AND ENABLING MANAGER – ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

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. Based upon a proposal of up to 25 dwellings then 7 would need to be affordable to comply with the Council's emerging policy requirements as set out in the Local Plan.

The applicants are proposing to include 7 affordable homes on-site as part of the development which would meet the Council's emerging Affordable Housing policy requirements.

Tenure

The tenure of the affordable housing is to be agreed with the Council but a split of 75% rented and 25% intermediate housing is initially sought in accordance with the Council's emerging Affordable Housing policy requirements.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. There are currently over 1,000 in housing need on the Council's housing register.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing is broadly delivered 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%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

Integration - The affordable housing should be integrated into the overall development to form clusters of no more than 20 dwellings.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

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

The Council would request that the applicants engage with one of our preferred registered partners or an approved non registered partner for the acquisition of the affordable housing.

Starter Homes have been assessed as not being affordable to most of those in housing need in the Arun area. At present therefore, the Council would not support the inclusion of Starter Homes as an affordable housing product and would seek on-site affordable housing as described in this consultation response.

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

Summary

No objection in principle subject to the comments in this consultation response.

At present there are no details provided on the affordable housing tenure so it is not possible to critique this specific aspect of the application.

The precise dwelling mix will need to be agreed for the 7 affordable homes as proposed there is an insufficient number of 1 and 2 bed dwellings.