

**PLANNING REF: P/140/16/ OUT - LAND SOUTH OF SUMMER LANE AND WEST
OF PAGHAM ROAD, PAGHAM**

OUTLINE PLANNING APPLICATION ADVICE

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

The planning application as referenced above is proposing up to 400 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

As discussed in the pre planning application the Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 15 units are proposed. It is noted that in the applicants December 2016 planning statement (Reference 5109) at paragraph 4.13 that 30% of the homes will be affordable (120 affordable on a scheme of 400 dwellings) and the tenure split proposed of 70% rented and 30% intermediate housing is welcomed.

Property sizes, design and mix

The applicants show in their Design and Access of December 2016 how the tenure of the homes might be delivered. This is in line with the request at the pre application stage and it is noted that at 4.3.10 and 4.3.11 that the layout can be adjusted to reflect the Arun District Council and Pagham affordable housing policy current at the time of development.

The agents for the applicants, Hunter Page Planning state at paragraph 4.16 of their December 2016 Planning Statement (Reference 5109) that at least one of the rented affordable dwellings will be fully wheelchair accessible, although the exact details are to be determined at design stage. This recognition is to be welcomed although given the number of dwellings proposed it is suggested that far more than 1 fully wheelchair accessible dwelling is provided. At the detailed design stage the applicants may wish to consider accessibility across the development more generally, especially given the large population of older households (with the expectation that this population will increase, particularly amongst the very oldest).

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

Integration – Again the agents for the applicants, Hunter Page Planning state at paragraph 4.16 of their December 2016 Planning Statement (Reference 5109) that although the layout is a matter for detailed consideration, the affordable housing will be integrated into the overall development into clusters

of a maximum of 10-15 dwellings at the reserved matters stage. To emphasise this should be a maximum of 10 – 15 dwellings.

Both from an affordable housing and Open market perspective it is noted that in the December 2016 Planning Statement at paragraph 7.22, it is the applicants intention to include some extra-care style housing, retirement housing, bungalows and also a care home.

In this regard the applicants should have regard to the affordable housing strategy for the Arun District – Raise the Roof.

The applicants should also take note of section 5 of the `Updated Housing Needs Evidence` Final Report September 2016 (<http://www.arun.gov.uk/local-plan-examination>) and design guidance such as that in the HAPPI series.

S106 considerations

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

It is noted at 4.17 that the applicant intends to engage with the Council`s preferred registered partners at the design stage and this is to be welcomed..

Summary

At this planning outline stage there is no objection in principle but an Affordable Housing Statement is required in order to understand the detail of the 30% affordable housing on the site.