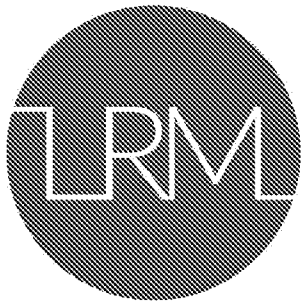




LRM
PLANNING
LIMITED

AFFORDABLE HOUSING STATEMENT

HOOK LANE, PAGHAM

On behalf of Hallam Land Management

February 2019



Report Control

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Contents

1	Introduction.....	3
2	Contextual Information.....	4
3	Planning Policy	6
	Adopted Local Plan.....	6
4	Affordable Housing Proposals.....	7
	Planning Condition	7
5	Summary.....	9



1 Introduction

1.1 This Affordable Housing Statement accompanies an outline planning application submitted on behalf of Hallam Land Management Limited for residential development at Hook Lane, Pagham.

1.2 The submitted application seeks planning permission for:

The construction of up to 300 new homes, a care home of up to 80 beds, 4,000 sqm of D1 use class including a 2 form entry primary school, the formation of new means of access onto Hook Lane and Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure.

1.3 Matters not reserved for subsequent approval relate to access from Hook Lane and Pagham Road.

1.4 As part of the proposed development, new affordable housing is to be provided. The adopted Local Plan 2011-2031 seeks 30% affordable housing on schemes of this size.

1.5 This Statement provides an overarching explanation of the affordable housing element of the scheme, the framework provided by relevant tiers of planning policy, and the scheme's compatibility with Development Plan policy. In terms of its structure, it comprises:

- Section 2: provides contextual information;
- Section 3: explains the Local Plan policy for Affordable Housing;
- Section 4: describes the development proposals, including the proposed affordable housing provision; and
- Section 6: provides a summary.



2 Contextual Information

- 2.1 A long established planning principle is that a community's need for affordable housing is a material planning consideration which may properly be taken into account in deciding planning applications.
- 2.2 The Nation Planning Policy Framework (NPPF) was updated in February 2019. Paragraphs 7 to 10 explain the purpose of the planning system as a means of achieving sustainable development, with Paragraph 8 identifying the three dimensions of sustainable development namely social, economic and environmental which are interdependent and need to be pursued in mutually supportive ways.

- 2.3 The social dimension is described in the following terms:

Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

- 2.4 Paragraph 59 confirms that the Government's objectives is to significantly boost the supply of homes. To achieve this, it is important that the needs of the groups with specific housing requirements are addressed.

- 2.5 Paragraph 61 states that:

...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.)

- 2.6 Paragraph 62 states that:

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

Off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

The agreed approach contributes to the objective of creating mixed and balanced communities.

- 2.7 Paragraph 64 states that:

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. (Certain other exemptions are also listed.)

- 2.8 The Government's definition of affordable housing constitutes the following:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidized route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:



a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);(b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider);and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

2.9 Within this context, there exists an established affordable housing need in the District of Arun which will be discussed in the following sections.



3 Planning Policy

Adopted Local Plan

3.1 Policy AH SP2 states that:

"For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

...The Council will negotiate the affordable housing tenure mix on development sites from an initial default position of 75% rent and 25% intermediate market housing.

Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes".

3.2 The policy outlined the range of homes required to create a mix of housing types for affordable housing.

3.3 These policies have informed the Applicant's approach to affordable housing proposed as part of the development as explained in the following section.



4 Affordable Housing Proposals

- 4.1 The relevant policy documents that exist in Arun which concern affordable housing provision have been summarized in the preceding Sections. They have informed the affordable housing element of the proposed development. Table 1 illustrates the affordable housing proposals by reference to principles listed in Section 4.

Table 1: Affordable Housing Proposals

Arun Policy Approach	Affordable Housing Proposals
30% affordable housing	30% affordable housing is to be provided: on the basis that planning permission is sought for up to 300 new homes with will comprise 90 affordable homes.
75:25 Tenure Split	This will be determined at the reserved matters stage.
Integration	Whilst layout is a reserved matter the guiding principles are that: • Pockets of affordable housing, both shared ownership and social rent, will be pepper-potted across the development. • Their positioning and layout will be carefully considered to ensure they are well integrated into the development, fronting on to key streets with easy access to the open space and local facilities. • Footpaths and cycle links will be provided to connect the affordable and market housing with adequate car parking.
Design	All affordable homes will comply with the Homes and Community Agency Design and Quality Standards. All affordable homes will comply with the comparable standards of Code for Sustainable Homes Level 4 in the Building Regulations which now take primacy.
Accessibility	All affordable homes will be to Lifetime Homes Standards.
Special Needs Housing	A care home forms part of the development proposals which will contribute towards the affordable housing element of the scheme.

Planning Condition

- 4.2 It is intended that a planning condition is attached to the planning permission requiring the applicant (or successor) to submit an affordable housing scheme to the LPA for their approval and that the affordable housing is then to be provided in accordance with the approved scheme.
- 4.3 Reproduced below is the model condition published by the Planning Inspectorate which is appropriate in this instance:

AFFORDABLE HOUSING – PROVISION OF



Development shall not begin within any Phase which contains dwellings until a scheme for the provision of affordable housing as part of the development within that Phase has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than X% of housing units/bed Planning permission is sought for the following proposed development:*
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);*
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent*
- v. occupiers of the affordable housing; and*
- vi. the occupancy criteria to be used for determining the identity of occupiers of the affordable;*
- vii. housing and the means by which such occupancy criteria shall be enforced.*

- 4.4 The use of a planning condition rather than a planning obligation is supported by advice in the Planning Policy Guidance which states:

It may be possible to overcome a planning objection to a development proposal equally well by imposing a condition on the planning permission or by entering into a planning obligation under section 106 of the Town and Country Planning Act 1990. In such cases the local planning authority should use a condition rather than seeking to deal with the matter by means of a planning obligation. (Paragraph: 011 Reference ID: 21a-011-20140306).

- 4.5 The Draft Planning Obligation for the section 106 agreement does not therefore contain any reference to affordable housing. The draft conditions require the submission of a scheme for each phase.



5 Summary

- 5.1 This Affordable Housing Statement accompanies a planning application submitted by Hallam Land Management Limited for residential development at Hook Lane, Pagham.
- 5.2 A long established planning principle is that a community's need for affordable housing is a material planning consideration which may properly be taken into account in deciding planning applications.
- 5.3 As part of the proposed development, new affordable housing is to be provided, pursuant to Policy H SP2 which seeks 30% provision.
- 5.4 Principles relating to tenure split, integration, design, accessibility, and special needs housing have been specified herein.
- 5.5 The applicants intend that the affordable housing element of the scheme will be secured by planning condition.
- 5.6 It is evident that the affordable housing component of the scheme accords with established Development Plan policy. The scheme's contribution to meeting the need for affordable housing is a material benefit that should properly be afforded substantial weight in the determination of the submitted application.