

Introduction

This Affordable Housing Statement has been prepared by Ridge and Partners LLP on behalf of Northgate Properties Ltd in support of its planning application for up to 130 dwellings at Land North of Summer Lane, Pagham. Whilst the application is submitted in outline, this Affordable Housing Statement outlines relevant planning policy and key principles that the proposed development looks to achieve, which will be secured through the S106 Agreement.

Planning Policy

National Planning Policy Framework

Paragraph 66 of the NPPF highlights that *'where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of 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.'*

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

- a) Social Rent: meets all of the following conditions:
 - (a) the rent is set in accordance with the Government's rent policy for Social Rent;
 - (b) the landlord is 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.
- b) Other affordable housing for rent: meets all of the following conditions:
 - (a) the rent is set in accordance with the Government's rent policy for 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).
- 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.

Arun District Local Plan

Policy AH SP2 of the Local Plan states:

'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.'

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

The Council will negotiate the affordable housing tenure mix on development sites from an initial position of 75% rent and 25% intermediate 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. The affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise.

*1 bedroom 35 – 40%
2 bedroom 35 – 40%
3 bedroom 15 – 20%
4+ bedroom 5 – 10%*

Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.

Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers.

All planning applications that include residential development, either in whole or in part, must include an Affordable Housing Statement.'

Arun Interim Affordable Housing Policy to Accommodate First Homes Policy

Arun District Council has prepared an interim policy statement which was approved at Full Council on 25th January 2022. This notes that by accommodating the First Homes 25% required by Government, the tenure mix has been updated as follows:

- 25% First Homes
- 8% Intermediate
- 67% Rent

Following the decision made by the Planning Policy Committee on 8th June 2023, the 'Interim Affordable Housing Policy to Accommodate First Homes Policy' now includes a local connections test for allocating affordable housing, including affordable rent properties to Arun residents. This is to help to ensure that local residents and people with a connection to Arun are supported.

Proposed Development – Affordable Housing Provision

The proposed development is for:

'Residential development of up to 130 dwellings including means of access into the site (not internal roads), with all other matters (relating to appearance, landscaping, scale and layout) reserved.'

The proposed development looks to deliver 30% affordable housing in line with Policy AH SP2. This equates to up to 39 units. In line with the above policy, and subsequent Interim Affordable Housing Policy, it is proposed that the development include a mix of 25% First Homes, 8% Intermediate, and 67% Rent. Affordable Housing will fall within the definition as set out within the NPPF, as set out above. This will be discussed and agreed with the Local Planning Authority during the determination period.

The application has been submitted in outline and therefore the exact mix it yet to be determined. However, it will look to follow the mix of unit sizes as identified in Polich AH SP2, unless more up to date evidence is available at the time the reserved matters application is submitted.

Layout is a matter for subsequent determination; however, affordable housing will be integrated into the overall development into clusters of a maximum of 15 dwellings at the reserved matters stage.

It is proposed that a planning obligation is entered into to secure the above affordable housing provision, with an Affordable Housing Scheme to be agreed with the Council.

Ridge and Partners LLP

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