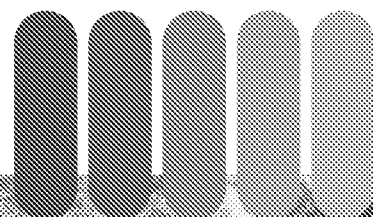


Affordable Housing Statement

December 2016



HOOK LANE PAGHAM

on behalf of:
Hallam Land Management Ltd



LRM
PLANNING
LIMITED

HOOK LANE, PAGHAM AFFORDABLE HOUSING STATEMENT

HALLAM LAND MANAGEMENT LIMITED

December 2016

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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:
- 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 2003 Local Plan identifies that the Council will seek an element of affordable housing on schemes of over 25 dwellings. The more recent Submission version of the replacement 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 National Planning Policy Framework (NPPF) was published on 27th March 2012 and replaces the previous suite of Planning Policy Statements and Guidance Notes. Paragraphs 6 to 10 deal with the purpose of the planning system as a means of achieving sustainable development. Paragraph 7 identifies the three dimensions of sustainable development namely social, economic and environmental. The social dimension is described in the following terms:

A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

- 2.3 Paragraph 8 advises that the social, economic and environmental roles should not be undertaken in isolation as they are mutually dependent. Paragraph 9 emphasises that sustainable development involves “improvements in the quality of the built, natural and historic environmental, as well as in people's quality of life...”.
- 2.4 Paragraph 50 defines the Government's housing objectives:

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.*

- 2.5 Affordable Housing is defined in the NPPF as follows:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local

house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- 2.6 The NPPF's Glossary further defines Social rented housing, Affordable rented housing and Intermediate housing.
- 2.7 Within this context, there exists an established affordable housing need in Arun District. The Submission Version of the Local Plan 2011-2031 identifies the need for such accommodation drawing upon the Strategic Housing Market Assessment (2015). This identifies "*a net need of 220 per annum which is 29% of the projected need from the demographic*". Historically, the number of affordable homes provided has been substantially less than this identified need. There is clearly a demonstrable need for affordable housing provision.

3 PLANNING POLICY

Arun Local Plan 2003 – Policy DEV17

- 3.1 The 2003 Local Plan is time expired but certain of its policies have been saved. The degree of weight to be given to such policies must be determined in the context of their compliance with the NPPF (para 215). Given the continued need for affordable housing to be provided in the District, Policy DEV17 which concerns affordable housing is a relevant policy in the consideration of this application. Policy DEV17 states:

“Within allocated and unidentified housing developments of 25 or more dwellings or residential sites of 0.8 hectare or more, irrespective of the number of dwellings, the Local Planning Authority will seek to secure the provision of affordable housing.

The appropriate level and type of provision will be dependent upon identified local housing need, character of the area, suitability of the site and market conditions at the time of the submission of the relevant planning application.

Where sites are considered suitable for affordable housing but other factors demonstrate that on- site provision is not appropriate, the Local Planning Authority will seek direct provision on another site or, in exceptional circumstances, accept a payment in lieu of provision.

For the purposes of the Local Plan, affordable housing comprises both social and low cost market housing. The provisions made for social housing should ensure that appropriate arrangements are in place to ensure that it is provided, in perpetuity, to those in housing need in the District. This will usually be in conjunction with a Registered Social Landlord. The Local Planning Authority will use either planning conditions or obligations to ensure provision of the agreed social housing element as part of the overall development.

The provisions made for low cost market housing should ensure that it will be available to people who cannot afford to rent or buy houses generally available on the open market”.

- 1.6. The supporting text states that: *“The precise number, mix and size of units will be dependent on negotiations. As a starting point, a figure of 30% affordable housing will generally be sought on all suitable sites. However, when seeking to negotiate the proportion of affordable housing on a site, the District Council will take into account local housing need, site and market conditions and the character of the area at the time of submission of the relevant planning application. Developers will need to demonstrate to the District Council how they intend to address the policy.”*
- 3.2 There is clearly a policy basis for the provision of affordable housing as part of the proposed development.

Arun Local Plan 2011-2031 Publication Version

- 3.3 Policy H SP2 states that:

‘For all developments of 15 residential units or more the Council will require 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 80% rent and 20% 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”.

- 3.4 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.
80:20 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 for each phase to the LPA for their approval and that the affordable housing is then 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 DEV17 and Policy H SP2 which seek 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.