

OUTLINE PLANNING APPLICATION ADVICE

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

The planning application as referenced above is proposing 300 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

It is noted that, in line with the Council's current policy, the applicants agree to the provision of 30% affordable housing at the development and it is appreciated that the outline application is for up to 300 dwellings although this is not fixed at this stage. The exact number of affordable homes is therefore not known at this stage but based upon 300 the figure of 90 as suggested by the applicant is agreed.

Securing the Affordable Housing

In the Affordable Housing Statement of December 2016 the applicants propose that a planning condition is used to secure the affordable housing and a Planning Inspectorate model condition is quoted. This is not supported by the Housing Strategy and Enabling team as affordable housing should be secured by reference to the land in perpetuity and it is noted that conditions are not normally used to secure the detail of the affordable housing.

Property tenure mix

Again, in their statement of December 2016, although the matter of the tenure of the affordable housing is acknowledged by the applicants to be one for the Reserved Matters stage, it is noted that the starting point is an acceptable 80% rented and 20% intermediate affordable housing.

Design and Sizes

The December 2016 affordable housing statement states at 4.1 that the affordable housing will be integrated across the development with pockets of affordable housing both social rent and shared ownership being pepper – potted within the development. As a principle this is supported.

The statement goes on to describe the Design Standards and Accessibility principles that will be inherent in the production of the affordable housing. Again the statements are supported, although on a development of this size several fully wheelchair accessible properties should be developed

It is noted that in the January 2017 Design and Access statement that there are some indicative sizes to inform the more detailed design of a scheme. The proposal does not include any 1 bed properties and a lower amount than requested of 2 bed properties. Also the suggestion of the provision of a larger amount of 4 bedroom homes and some 5 bed properties are not what is required.

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

S106 considerations

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

Summary

Given the suggested mix of sizes for the properties, the scheme cannot be supported.