

AFFORDABLE HOUSING STATEMENT

LAND EAST OF TYE LANE, WALBERTON

JUNE 2017



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1. Introduction

1.1 This Affordable Housing Statement accompanies an outline planning application submitted on behalf of Wates Developments Ltd for residential development on Land East of Tye Lane, Walberton.

1.2 The submitted application seeks planning permission on the following:

Outline application for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping and community facilities to include allotments, play space and community orchard

1.3 Matters not reserved for subsequent approval relate to access from Yapton Lane.

1.4 New affordable housing is to be provided as part of the proposed development. The saved Local Plan Policy DEV17, Affordable Housing requires an element of affordable housing on schemes of over 25 dwellings and the emerging Local Plan Policy AH SP2 requires a minimum of 30% affordable provision for all developments of 11 dwellings or more. Whilst the thresholds vary between policies, both would apply in this instance and 30% of the dwellings should be provided as affordable.

1.5 The proposals seek to include 30% affordable housing, with a mix of 1, 2, 3 and 4 bed properties and a 50:50 tenure split between intermediate housing and social rented properties.

1.6 This Statement provides an overarching explanation of the affordable housing element of the scheme, the planning policy considerations and the schemes compatibility with Local Plan Policy. This statement fulfils the validation requirements set out by the District Council.

2. Planning Policy Considerations

- 2.1 The community need for affordable housing is a material planning consideration that should be taken into account in deciding planning applications.

National Planning Policy Framework (NPPF) (2012)

- 2.2 Sustainable development is a key thread that runs through the NPPF. Sustainable development has three dimensions; economic, environmental and social. NPPF paragraph 7 describes the social role as follows:

‘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 The Government’s housing objectives are defined through paragraph 50; *‘To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities’.*
- 2.4 The Glossary (Annex 2) defines affordable housing as; *‘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.’*

Arun Local Plan (2003) – Saved Policy DEV17, Affordable Housing

- 2.5 The Local Plan covers the period to 2011 but a number of policies have been saved. The degree of weight to be given to these policies must be determined in the context of their compliance with the NPPF.
- 2.6 Given the continued need for affordable housing to be provided within the District, saved Policy DEV17 should be taken into consideration in conjunction with the emerging Local Plan policies.
- 2.7 Saved Policy DEV 17 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.’

- 2.8 The supporting text to this policy states that the precise number, mix and size of units will be dependent on negotiations, but as a starting point, 30% affordable housing will generally be sought on all suitable sites.

Emerging Arun Local Plan 2011-2031 – proposed modification version (April 2017)
Emerging Policy AH SP2, Affordable Housing

- 2.9 Emerging 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.’

- 2.10 The affordable dwelling mix is specified as follows:

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

- 2.11 Further, the tenure mix will be negotiated from an initial default position of 75% rent and 25% intermediate market housing.

Walberton Neighbourhood Development Plan (WNDP)

- 2.12 The WNDP was made on 8th March 2017. Affordable Housing is addressed through Policy HP10, Affordable Housing. The policy requires proposals to meet the ADC current standards in respect of Affordable Housing, as a minimum.

3. Pre-Application Advice

- 3.1 Formal pre-application advice was received on 27th March 2017. The pre-application advice recommended the applicants ensure that the quantum of affordable housing be delivered broadly in line with the mix set out in Table 1 below.

Table 1: Pre-application recommended affordable mix

Bedrooms	Intermediate	Affordable Rented
1 bedroom	15-20%	35-40 %
2 bedroom	50-55%	35-40%
3 bedroom	25-30%	15-20%
4 bedroom	0-5%	5-10%

- 3.2 A combined total affordable provision would broadly consist of that set out in Table 2 below.

Table 2: Combined affordable provision requirements

Bedrooms	Percentage
1 bedroom	27.5%
2 bedroom	45%
3 bedroom	22.5%
4 bedroom	5%
Total	100%

- 3.3 The applicant has also liaised with Arun District Council and it has been agreed in principle, that a 50:50 tenure split would be appropriate in this location.

4. Affordable Housing Proposals

- 4.1 The above mentioned saved policy, emerging policy and pre-application advice have informed the Applicant's approach to affordable housing proposed as part of the development.
- 4.2 The affordable housing provision will be dealt with in further detail through the reserved matters application, but the below principles will be followed;
- 30% of units will be affordable. On the basis of a planning permission for up to 175 dwellings, this equates to 52 dwellings and an appropriate contribution for the 0.5 dwelling.
 - 50:50 tenure split.
 - The scheme will comprise pockets of affordable social rent and shared ownership pepper-potted across the development.
 - The dwellings will be tenure blind and their positioning and layout will be carefully considered to ensure they are well integrated into the development.
- 4.3 The proposed mix of dwellings is outlined within Table 3 below.

Table 3: Proposed affordable mix

Bedrooms	Type	Number	Percentage
1	Flat/ Maisonette	13	25%
2	Apartment	12	23%
2	House	12	23%
3	House	13	25%
4	House	2	4%
	Total	52	100%

- 4.4 The applicants intend that the affordable housing element of the proposal will be secured through S106 negotiations.
- 4.5 It is evident that the affordable housing component of the scheme accords with the established Development Plan policies. The scheme's contribution to meeting the need for affordable housing is a material benefit that should be afforded substantial weight in the determination of the application.