

PLANNING REF: WA/44/17/OUT – Land East of Tye Lane Walberton

PRE-APPLICATION ADVICE COMMENTS FROM HOUSING STRATEGY AND ENABLING MANAGER – ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 15 units are proposed such as on this site. Based upon a proposal of 175 dwellings, 52 would need to be affordable homes to comply with the Council's current policy requirements.

Tenure

The tenure of the affordable housing is proposed as 50% (26) Affordable Rent and 50% (26) Intermediate housing which is acceptable to the Council.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2017 there were 1,228 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants have set out in their Affordable Housing Statement a combined affordable housing provision which broadly meets the below requirements of the Council.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable rented	35-40%	35-40%	15-20%	5-10%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

Integration - The affordable housing should be integrated into the overall development to form reasonable sized clusters.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

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

The Council would request that the applicants engage with one of our preferred registered partners or an approved non registered partner for the acquisition of the affordable housing.

Starter Homes have been assessed as not being affordable to most of those in housing need in the Arun area. At present therefore, the Council would not support the inclusion of Starter Homes as an affordable housing product and would seek on-site affordable housing as prescribed in this consultation response.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Summary

In terms of the provision of affordable housing there is no objection in principle.

However, the applicants need to provide a precise breakdown of the proposed affordable housing units by tenure and dwelling type/size. At present I have a concern that there may be too few 2 bed dwellings for rent in the proposed mix to meet the housing need from the Council's register.