



Affordable Housing Statement

WA/48/19/RES: Approval for Reserved Matters following outline permission WA/22/15/OUT comprising 400 new homes (incl. affordable), 360sqm of retail space (A1 to A3), 152sqm of community space (D1 to D2 & including retention & refurbishment of 12sqm 'old smithy'), demolition of remaining buildings to Arundel Road along with public open space, LEAP, MUGA, allotments, car & cycle parking, drainage & associated works – This site also lies within the parish of Barnham & Eastergate

Introduction

This statement sets out the affordable housing context of the development proposal at land to the east of Fontwell Avenue. The statement has been prepared in support of the planning application which seeks Reserved Matters planning permission, the document should be read in conjunction with the application drawings and other technical documentation submitted in support of the planning application.

National Planning Policy

Affordable Housing is defined within the National Planning Policy Framework (NPPF) 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) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or 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).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where

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secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

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."

Local Planning Policy

Policy AH SP2 of the Arun Local Plan 2011-2031 states that, for developments of 11 residential units or more, the Council will require a minimum of 30% of the total number of units proposed on site to be provided as affordable housing. Affordable Housing Units are defined as Affordable Rent Units and Intermediate Housing Units.

Affordable Rent means the rents let by a Registered Provider of social housing that is not subject to the national rent regime, but subject to the rent (including service charges) being set at levels that are no greater than 80% of the local market rent for that specific unit unless agreed in writing by the Council.

Intermediate housing means housing for sale and rent provided at a cost above social rent, but below market levels, which meet the definition of Affordable Housing which may include shared ownership and equity products, other low cost homes for sale and intermediate rent but not housing for Affordable Rent.

Requirement

Of the 400 dwellings proposed, 120 are to be affordable dwellings, that is, 30% of the units. The planning obligation secured at the outline stage stipulates that of these units, 50% are to be provided for Affordable Rent as;

- a. 1 bed flats = 35%
- b. 2 bed flats = 27%
- c. 2 bed houses = 28%
- d. 3 bed houses = 5%
- e. 4 bed houses = 5%

Or such other tenure split or mix to be agreed in writing with the Council.

The Intermediate Housing units required by obligation are;

- a. 1 bed flats = 15%
- b. 2 bed flats = 20%
- c. 2 bed houses = 35%
- d. 3 bed houses = 30%

Or such other tenure split or mix to be agreed in writing with the Council.

Proposal

Affordable Rent Units as proposed equate to;

- 21 x 1 bed flats (34%)
- 15 x 2 bed flats (25%)
- 18 x 2 bed houses (30%)
- 4 x 3 bed houses (7%)
- 3 x 4 bed houses (5%)

The mix of Intermediate Units proposed to be provided is;

- 9 x 1 bed flats (15%)
- 15 x 2 bed flats (25%)
- 18 x 2 bed houses (31%)
- 17 x 3 bed houses (29%)

Distribution & Design

Policy AH SP2 of the Arun Local Plan 2011 – 2031 reads, '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.'

Affordable homes are to be indistinguishable from market housing, constructed to the same high standards and of equivalent good design, best practice design principles have been accorded with. In accordance with policy requirements, small clusters of Affordable Units are proposed throughout the scheme with proposed distribution as set out on the following Tenure Layout Plan (Dwg No. P1549.1.04).

Conclusion

Whilst proposals do not accord precisely with the requirement as set out within the planning obligation associated with the outline planning permission, consultation with Arun District Council's Housing Strategy & Enabling Manager has confirmed the proposed mix acceptable recognising the benefits associated with an additional house for rent. The departure from the mix as set out in the planning obligation shall be agreed in writing with the Council.



Artist's impression of development featuring both market and affordable dwellings.

