

AFFORDABLE HOUSING STATEMENT

RESIDENTIAL DEVELOPMENT OF 175 DWELLINGS AND ASSOCIATED WORKS

LAND EAST OF TYE LANE, WALBERTON

ON BEHALF OF LINDEN HOMES (SOUTH)

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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1. AFFORDABLE HOUSING STATEMENT

1.1 As required by the Validation Checklist, this report provides the Affordable Housing Statement in support of this Reserved Matters application.

1.2 The site benefits from extant outline planning permission (appeal reference WA.44.17.OUT) which was accompanied by a Section 106 agreement which sets out the requirements for the affordable housing provision. The outline planning permission established the principle of development along with the Section 106 prescribing the amount and mix of affordable housing.

Amount and Tenure

1.3 The scheme includes the provision of 52no. affordable dwellings which make up 30% of the proposed scheme, comprising of the following mix;

- 1 bed flats x 12
- 2 bed flats x 12
- 2 bed houses x 13
- Bed houses x 13
- 4 bed houses x 2

1.4 As required by the Section 106 dated 1st November 2017, 50% of the tenure of the accommodation will be provided as rented accommodation with the remainder being intermediate housing.

Type

1.5 The Section 106 set out a specified mix of the units and tenure but the agreement allows for revisions to be agreed with Arun District Council and the Developer. The proposed layout has reviewed the mix in the Section 106 and sought to provide a mix which is substantially in accordance. There are two minor changes proposed to the mix.

- Change from 1no. 1 bed flat to an additional 1.no 2bed flat (affordable rented) and
- Change from a 2bed flat to a 2bed house (shared ownership).

- 1.6 The mix of affordable housing to be provided reflects the range of house types and sizes proposed on this parcel. This includes a range of 1, 2, 3 and 4 bedroom dwellings. The minor revision to the affordable housing mix as set out in the Section 106 actually provides 2 larger units.
- 1.7 The consideration of the mix is discussed in more detail in the accompanying Planning Statement where the proposals are considered in the context of the S106 agreement and the ADC planning policies.

Design

- 1.8 It is standard practice that the affordable housing will be designed in order that it is "tenure blind." That is to say that the quality in the design and materials of the affordable housing will be no less than that of the open market housing.

Distribution

- 1.9 The affordable housing is distributed in the site as clusters as well as according to Registered providers' management and maintenance preferences.
- 1.10 Clusters will be separated in a number of ways including separation by roads, open spaces and with the use of intervening tenures.

Delivery

- 1.11 The signed Section 106 Agreement provides the triggers for the provision of the affordable housing, transfer arrangements and the legal mechanisms to ensure that it remains available for meeting affordable housing needs in perpetuity.

Discussions with Providers

- 1.12 Following the acquisition of the site, Linden Homes re in the process of discussing the site wide affordable housing on this site with a number of registered providers.
- 1.13 This will progress in parallel with the consideration of this Reserved Matters Application.