



Landlink Estates

Land west of Bilsham Road, Yapton

Affordable Housing Statement

January 2022

JACKSON PLANNING

1. Affordable Housing

Housing Need

- 1.1 ADC's Housing Requirement Policy H SP1 describes within the plan period 2011-2031 at least 20,000 new homes will be accommodated within the District.
- 1.2 ADC's Affordable Housing Policy AH SP2 requires a minimum of 30% of the total number of units to be affordable housing. ADC's initial position on housing mix is 75% rent and 25% intermediate housing.

2. Housing Mix

- 2.1 The anticipated mix numbers of units and mix for the site is as follows:

Beds	Detailed - Units No.	Outline - Units No.	Total Units	Mix
1	5	16	21	15%
2	12	45	57	41%
3	10	37	47	34%
4+	3	12	15	11%
Total	30	110	140	100%

Tenure	Units	%
Market	98	70%
Affordable	42	30%
Total	140	100%

- 2.2 The application site is anticipated to include 30% affordable housing and will therefore deliver 42 units of affordable housing over the lifetime of the development. The tenure mix will be determined at the time reserved matters are agreed for any phase.

AH	Outline		Detailed		Total	
Beds	Units	%	Units	%	Units	%
1	12	36%	3	9%	15	36%
2	12	36%	3	9%	15	36%
3	6	18%	2	6%	8	19%
4+	3	9%	1	3%	4	10%
Total	33	100%	9	27%	42	100%

- 2.3 Provision of affordable housing can be by either an Arun preferred Register Partner, an Affordable Housing Provider or the Council. All providers will be required to sign and adhere to the principles of the Council's Developer and Partner Charter Plus.
- 2.4 The Introduction of First Homes as a new category of Affordable Housing in the Affordable Housing Update (24 May 2021) requires at the Government's preferred discounted market tenure and should account for at least 25% of all affordable units. ADC is yet to publish its own guidance on the application of this future requirement and therefore the working assumption is to follow the current SPD.
- 2.5 Affordable housing will be made available for households on the Council's housing register or on the Homebuy Zone Agent's register, with nominations made by the Council from those registers.

Indicative Mix

- 2.6 The Affordable Housing Policy AH SP2 recommends a tenure split to provide for 30% intermediate housing with the remainder being affordable rented or social rented housing. The final split will depend on the overall s.106 package and will be agreed in the s.106.
- 2.7 The proposed mix of units includes a wide range of dwelling types and sizes including 1-bedroom apartments together with 2, 3 and 4 bedroom houses.
- 2.8 The approach will be to "pepper pot" the affordable housing in small clusters of across the site. The design and use of materials for the affordable units will not be discernible from the private dwellings.

Detailed	Rented (75%)	Inter. (25%)	Total	Scheme Mix	ADC Mix
1	2	1	3	33%	35-40%
2	2	1	3	33%	35-40%
3	1	1	2	22%	15-20%
4+	1	0	1	11%	5-10%
Total	6	3	9	100%	

Outline	Rented (75%)	Inter. (25%)	Total	Scheme Mix	ADC Mix
1	9	3	12	36%	35-40%
2	9	3	12	36%	35-40%
3	4	2	6	18%	15-20%
4+	2	1	3	9%	5-10%
Total	24	9	33	100%	

- 2.9 The overall proposed mix has been market tested with professional advisors to give the optimum mix given current market conditions to reflect real demand in the market that reflects the second-hand market in addition to new dwellings.

- 2.10 All affordable housing units will meet the minimum floor areas as defined in the DCLG document, Technical Housing Standards - nationally described space standards (March 2015).

3. Proposed Registered Social Landlord Partner

- 3.1 In seeking to determine the potential identity of a preferred Registered Provider our Development Consultants, McLaren Clark, identified the following list of active and suitable parties:
- Abri
 - Clarion Group
 - The Hyde Group
 - Vivid
 - Southern Housing
- 3.2 Approaches have been made to Abri, Clarion, Hyde and Vivid all have confirmed their interest in the social housing proposed at this site and the proposed unit mix and split is acceptable to them.
- 3.3 The final split of mix and tenure will be secured through the s106 and will reflect any updates to the planning policy framework anticipated during 2022.

4. Conclusion

- 4.1 The proposal includes the offer of a policy compliant scheme of affordable housing which should achieve 42 units of affordable housing on the site.
- 4.2 The mix and tenure will be secured through the s.106 agreement. This will allow flexibility for change over the life of the development as the reserved matters application progresses.
- 4.3 Heads of terms for s.106 including any cascade arrangements, if necessary, will follow once response are received from first consultation during the processing of the application.
- 4.4 It is anticipated a Registered Social Landlord will be nominated to provide the affordable housing we have engaged with Abri, Hyde, Southern Homes and Vivid who have all expressed a commercial interest.