

PLANNING REF: Y/49/17 OUT – North End Road Yapton

COMMENTS FROM - HOUSING STRATEGY AND ENABLING MANAGER

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. The applicants propose to provide up to 14 (30%) affordable housing on-site which meets the policy requirement.

Tenure

The tenure of the affordable housing is proposed as 75% Affordable Rent and 25% 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 March 2017 there were around 1,200 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing is broadly delivered as follows:

	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 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended.

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

The overall affordable housing tenure mix is acceptable as proposed but additional details will be required to set out the dwelling types and sizes to the prescribed tenures.

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 for the acquisition of the affordable housing, or a non-registered affordable housing provider acceptable to the Council.

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 described above.

Summary

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

The applicants will need to provide details of the dwelling types/sizes to each tenure type at the Reserved Matters stage.