

AFFORDABLE HOUSING STATEMENT

Bonhams Field | Main Road | Yapton



on behalf of


Seaward
A SURE SIGN OF QUALITY
Residential & Commercial Development | Land | Investment

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1. Introduction

- 1.1 This Affordable Housing Statement supports an application for Reserved Matters approval to construct 56 dwellings, open space and an access on land at Bonhams Field, Main Road, Yapton. The site is shown by the red line below.



- 1.2 The Reserved Matters application is submitted subsequent to the Outline planning permission for 56 dwellings granted in December 2017 (Arun DC ref. Y/1/17/OUT). This Statement sets out the proposed provision of affordable housing as part of the residential development. The provision of affordable housing development is secured by the Section 106 Agreement dated 30 August 2017 forming part of the Outline permission; the Agreement requires the provision of 30% of the proposed dwellings to be affordable.

2. Affordable Housing Statement

2.1 The overall development approved by the Outline permission is for 56 dwellings, comprising:

2 x one bedroom flats; 2 x one bedroom houses; 21 x two bedroom houses; 20 x three bedroom houses; and 11 x four bedroom houses.

2.2 Paragraph 1 of Schedule 1 of the completed Section 106 Agreement for the Outline permission requires the provision of 30% of the proposed dwellings to be affordable. Provision of affordable housing to meet this requirement will comprise 16 dwellings, with the following type/size mix:

Affordable housing type/size mix

- 2 x one bedroom flats
- 2 x one bedroom houses
- 7 x two bedroom houses
- 3 x three bedroom houses
- 2 x four bedroom houses.

2.3 The tenure mix of the proposed affordable dwellings will be as follows:

Affordable Dwellings			
<i>Dwelling size</i>	<i>Affordable overall</i>	<i>Shared ownership</i>	<i>Affordable rented</i>
1 bedroom	4	2	2
2 bedroom	7	3	4
3 bedroom	3	1	2
4 bedroom	2	2	-
<i>Totals</i>	<i>16</i>	<i>8</i>	<i>8</i>

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- 2.4 The affordable dwellings are to be split 50:50 between shared ownership and affordable rented. This tenure split and the overall dwelling size mix shown in the table above comply with the Affordable Housing Tenure Split and Indicative Mix set out in the definitions of the Section 106 Agreement associated with the Outline planning permission.
- 2.5 The locations of the proposed affordable dwellings within the development are shown on submitted drawing 18076/P106/B - Proposed Site Plan Affordable Housing. That drawing is included as an Appendix to this Statement.
- 2.6 The Section 106 Agreement requires the submission of an Affordable Housing Scheme specifying the location, layout, mix, size, type and tenure of the affordable dwellings and give reasons for any variations from the Indicative Mix. An appropriate Affordable Housing Scheme in accordance with the above details will be submitted to Arun District Council for approval prior to the commencement of development.

Appendix – Proposed Affordable Housing Layout