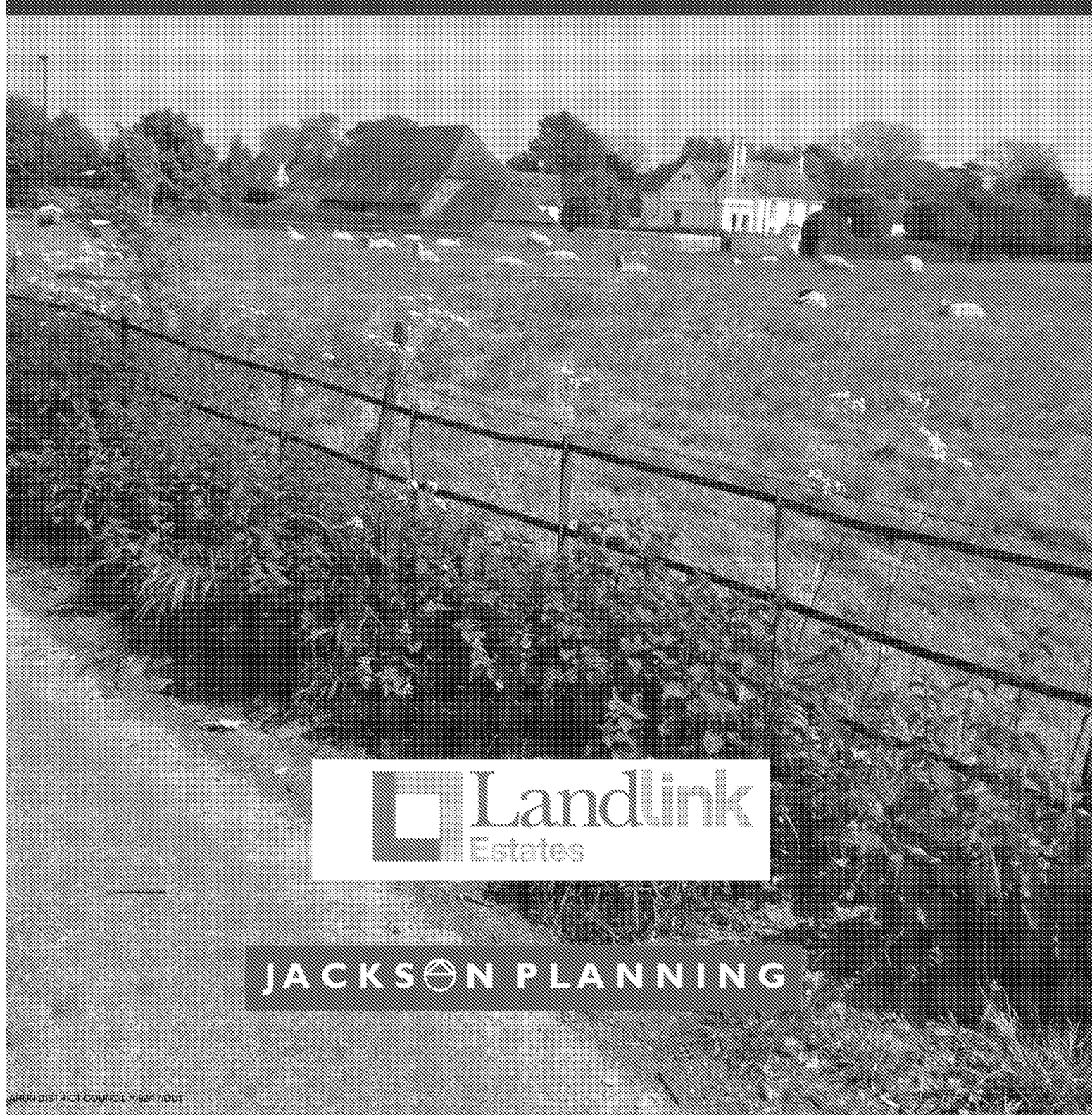


Landlink Estates

Land at Drove Lane Yapton

Affordable Housing Statement

December 2017



JACKSON PLANNING

Land at Drove Lane, Yapton

I. Affordable Housing

Housing Need

- 1.1 The Updated Housing Needs Evidence, September 2016 (ref. PELVP23) sets out Arun DC's position in respect of OAN in the District. The figure of 919 dwellings per annum (dpa) over the Plan Period of 2011-2031 has been derived from the ONS 2014 based Sub-National Population Projections and 2014-based Household Projections produced by CLG with an uplift applied to the headship rates of 25-34 year olds. The updated OAN evidence does not include an uplift specifically for market signals nor for the delivery of affordable housing needs.
- 1.2 The Local Plan Examination has heard evidence on this matter and the Inspector has reported at an interim stage and it is anticipated that he will endorse the housing requirement for the District including at site SD7 where he has indicated he will accept 'at least 500 dwellings' on the site.
- 1.3 Site SD7 will contribute significantly to housing need delivering through the two applications at least 550 dwellings. It is anticipated that the delivery of affordable housing will be policy compliant at 30% and deliver 165 affordable units combined.

2. Housing Mix

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

Total	No.	%
1 bed apartment	36	12%
2 bed apartment	8	3%
2 bed house / bungalow	88	29%
3 bed house / bungalow	105	35%
4 bed house	63	21%
TOTAL	300	100%

- 2.2 The application site is anticipated to include 30% affordable housing and will therefore deliver 90 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. Given the changes proposed in the Housing White Paper to affordable housing tenure the applicants will seek a flexible approach to be set out in the s.106 agreement to secure affordable housing that remains consistent with the Government's emerging policy on supply.

- 2.3 The policy PPA advice reference PPA/148/17/ - Land at Drove Lane and Bilsham Road, Yapton identified the following affordable housing dwelling mix:

Planning Ref: PPA/148/17	Affordable Rented Range %		Intermediate Homes Range %	
1 bedroom	35%	40%	15%	20%
2 bedroom	35%	40%	50%	55%
3 bedroom	15%	20%	25%	30%
4 bedroom	5%	10%	0%	5%

- 2.4 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.
- 2.5 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 indicative masterplan allows for up to 30% affordable housing including a mix of units which responds to current housing need as identified by Arun District Council in pre-application discussions.
- 2.7 The proposed mix of units includes a wide range of unit types and sizes including and 1 and 2 bedroom apartments together with 2, 3 and 4 bedroom houses. The tenure of the affordable housing is to be agreed with the Council but a split of 75% rented and 25% intermediate housing is initially sought. The final split will depend on the overall s.106 package and will be agreed in the s.106. The table sets out the proposal below.
- 2.8 The approach will be to “pepper pot” the affordable housing in small clusters of up to 15 dwellings across the site. The design and use of materials for the affordable units will not be discernible from the private dwellings.

Size	Proposed AH (Units No.'s)	Proposed AH (%)	Proposed AH + Mkt. (Unit No.'s)	Proposed AH + Mkt. (%)	ADC Advisory AH + Mkt. (%)
1 bed apartment	32	35%	36	12%	40%
2 bed apartment	4	5%	8	3%	40%
2 bed house / bungalow	25	28%	88	29%	
3 bed house / bungalow	21	23%	105	35%	20%
4 bed house	8	9%	63	21%	10%
Total	90	100%	300	100%	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.

Land at Drove Lane, Yapton

- 2.10 All affordable housing units will meet the minimum floor areas as defined in the DCLG document, Technical Housing Standards – the 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:
- Clarion Group
 - Hyde
 - Guinness Partnerships
 - Southern Housing
 - A2 Dominion
 - Worthing Homes
- 3.2 An approach has been made to Clarion; they are a registered social housing partner to Arun District Council. **Steven Connolly – New Business Manager** at **Clarion Housing Group** has confirmed they are interest in the social housing proposed at this site.
- 3.3 Clarion confirm that they would expect the Affordable Housing to be made up of 75% Affordable Rent (i.e.80% of market rent or LHA whichever is lower) and 25% Shared Ownership (initial shares between 25-40% and 2.75% rent per annum on the unsold equity).
- 3.4 The final split of mix and tenure will be secured through the s106 and will reflect any updates to the planning policy framework anticipated in Spring 2018.

4. Conclusion

- 4.1 The proposal includes the offer of a policy compliant scheme of affordable housing which should achieve 90 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 Clarion who have expressed a commercial interest.