

my reference

ask for Jenny Hudson

date Wednesday 8 February 2023

to Mrs C Turner
Development Management

Council Offices, Vicarage Lane
Hailsham, East Sussex BN27 2AX
T: 01323 443362
E: jenny.hudson@wealden.gov.uk
W: www.wealden.gov.uk

your
reference

WD/2022/3222/MAO

**Application No. WD/2022/3222/MAO
DEVELOPMENT OF UP TO 124 NO. RESIDENTIAL DWELLINGS, ASSOCIATED
INFRASTRUCTURE (INCLUDING A NEW ACCESS JUNCTION ONTO THE A271)
AND OPEN SPACE.
LAND TO THE SOUTH OF THE A271 AND EAST OF THE A22, LOWER
HORSEBRIDGE, HAILSHAM
Parish: Hellingly
Grid Reference: 557370 111172**

Thank you for consulting the Housing Service on this Outline Application. Whilst it is understood that various elements of this scheme will be decided at a later date the Housing Service would like to comment as follows.

This response is provided having regard to the Wealden Local Plan 1998, Core Strategy 2013, Affordable Housing Delivery Plan 2016 and National Planning Policy Framework (NPPF) 2021.

The National Planning Policy Framework 2021 requires that affordable housing is sought on major development sites. For sites outside the AONB, this is defined as sites where 10 or more units will be provided or where the site has an area of 0.5 hectares or more. As the proposed development is for up to 124 units, an affordable housing contribution is required.

Policy AFH1 of the Affordable Housing Local Delivery Plan 2016 requires a 35% affordable housing contribution. This would require that 43 affordable homes are to be provided on site.

In respect of the tenure break down of the units, there is now a requirement from the Government that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes. This is a low-cost affordable home ownership product whereby homes are sold by the developer at a capped price for the initial sale and are discounted by a minimum of 30% of the open market value for future sales. The remaining units should then be delivered in accordance with the proportions set out in local policies as follows:

25 % of 43 affordable homes = 11 First Homes

40% of 43 affordable homes = 17 Social Rented
23% of 43 affordable homes = 10 Affordable Rented
12% of 43 affordable homes = 5 Shared Ownership

The proposed mix of units across the site has not been provided at this stage but would need to address the housing need across the district. An up-to-date breakdown of the applications on the Housing Register in terms of the size of accommodation that applicants' require is set out below.

Size of unit	Number of applicants	Percentage of register
1 bedroom	313	48%
2 bedrooms	212	32%
3 bedrooms	106	16%
4 (+) bedrooms	23	4%
Total	659	100%

This is indicative of the overwhelming need for smaller properties although there is still a need for larger family homes. We would recommend for affordability purposes that 1 and 2 bed units are designated as First Homes properties and that the rented units include a mix of smaller homes as well as larger 3 and 4 bed family sized accommodation.

In respect of the design of the units we would recommend that any 1 bed units are provided in a maisonette style with separate external entrances and that any 2 bed provision is through houses as opposed to flats which are difficult to let in the district.

Whilst this is an application for Outline permission, and the detailed mix, tenure and location will be determined at Reserved Matters stage, I would request that the applicant consults fully with the housing service before submission of the Reserved Matters application to ensure the mix provided reflects the needs of those on the Housing Register.

In line with the National Planning Policy Framework 2021 and Policy AFH1 of the Affordable Housing Local Delivery Plan 2016, there is an expectation that the affordable units will be provided on-site. The Council can provide a list of Registered Providers to approach in respect of the affordable housing units.

It would be expected that the Affordable Units would be protected by way of a Section 106 legal agreement.

Other design requirements of Affordable Housing- Guidance:

- Security - The affordable housing should meet Part Q Building Regulations and observe Secure by Design principles as recommended by the Police Architectural Liaison Officer. Doors and windows to be certified to PAS 24 standards.
- Sustainability - Comply with Part L Building Regulations.
- Sizes - The affordable homes should meet or exceed the minimum sizes as required by the Nationally Described Space Standards based on:
 - 1 Bedroom (2 person) units @ 50m²
 - 2 Bedroom (4 person) houses @ 79 m²
 - 3 Bedroom (5 person) houses @ 93 m²
 - 4 bedroom (7 person) houses @ 115 m²

- Meet any Design and Quality Standards that may be required by Homes England or the Registered Provider.
- All affordable homes should meet current local and National Standards/ Part M Building Regulations with preference for M4(2) standards.

Other requirements for the affordable housing are that:

- Private outdoor amenity space must be provided in the form of gardens for houses and balconies/terraces or landscaped communal areas for flats with facilities for households to dry washing outside.
- Open plan kitchen/lounge layout is only acceptable for one bedroom homes.
- The affordable housing units should be owned and managed by a Registered Provider who is approved by the Council, and has entered into a nomination agreement with the Council.
- The developer/landowner should dispose of the affordable units to the Housing Association either on a freehold basis or on a long lease of at least 125 years.

Definition of Affordable Housing:

“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).” The full definition of Affordable Housing can be found in Annex 2 of the National Planning Policy Framework (2021).

Definition of a Registered Provider (Housing Association):

A landlord registered with Regulator of Social Housing as defined in Chapter 3 of the Housing and Regeneration Act 2008, which is approved by the Council and has entered into a Nomination Agreement with the Council.

The Council will receive 100% nominations on initial lettings with 75% on subsequent lettings.

There are a number of approved Registered Providers currently working in Wealden District. They include:

- Saxon Weald Housing Association
- Orbit Housing Group
- Clarion Housing Group
- Town & Country Housing Group
- Stonewater Housing Association
- Hastoe Housing Association
- Optivo
- Golding Homes
- Hyde
- Legal and General Affordable Homes
- Sage
- St Arthur Homes
- Wealden District Council

If you have any questions, or would like to discuss any aspect of this letter, please do not hesitate to contact me.

Kind regards

Jenny Hudson
Housing Development Officer