

my reference

ask for Jazz Jeff (Ext: 3276)

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your
reference

WD/2021/2198/MAO

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 290 DWELLINGS, ASSOCIATED LANDSCAPING, INFORMAL OPEN SPACE AND STRATEGIC SANG, WITH ACCESS FROM THE B2102.

LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD, TN22 5HA

Parish: Framfield
Grid Reference: 548548 120446

Thank you for consulting the Housing Service on the above Outline Application. Whilst it is understood that various elements of this scheme would 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 Local Plan 2016 and National Planning Policy Framework (NPPF) 2021.

Policy AFH1 of the Affordable Housing Delivery Local Plan 2016 carries the requirement for a 35% affordable housing contribution. In the case that 290 dwellings are provided, this would amount to 102 affordable homes (rounded up from 101.5) rather than the 101 units detailed in the Application form.

The dwelling size, type and tenure of the 102 affordable units would be decided at Reserved Matters stage with the Housing Service providing further input at that time to ensure the mix meets the identified housing needs of the local area.

A recent breakdown of the applications on the housing register in terms of the size of accommodation that applicants' require is set out below.

Bedrooms required	Number of applicants	Percentage of register
1 bedroom	257	51%
2 bedrooms	148	29%
3 bedrooms	80	16%
4 (+) bedrooms	21	4%
Total	506	100%

This breakdown is indicative of the need for smaller units and will be considered when we are consulted on the proposed mix of units.

The Housing Service would encourage the Applicant to make contact prior to any Reserved Matter submission so the most update to date housing needs data can be provided and the affordable housing mix, type and design can be discussed and determined accordingly.

At this stage I can confirm that –

- Too many 1 bedroom flats in one location are likely to raise concerns on management grounds. It would therefore be preferable for 1 bedroom flats to be dispersed throughout the site in blocks of no more than four flats.
- Two bedroom rented houses would be preferred to two bedroom rented flats. This is because flats are less suitable for households with children who are most often eligible for 2 bedroom accommodation.

In line with Policy AFH1 of the Affordable Housing Delivery Local Plan 2016, the Housing Service would expect 80% of the affordable units to be made available for rent and the remaining 20% to be made available as intermediate accommodation (shared ownership/shared equity homes). This would equate to 82 rented units and 20 units of intermediate accommodation.

Affordable Housing Need

The recently published Local Housing Needs Assessment (2021) identifies an annual affordable housing need for 519 new rented affordable homes and 335 new affordable home ownership homes per year up until 2039. Current and future projected housing demand cannot be met from existing social housing stock turnover so there is a clear need to increase and maintain the supply of affordable housing to address both current and future need.

Framfield and the surrounding areas have an acute shortage of affordable housing. In addition to this, the rate of turnover of affordable homes there is very low which results in long waiting times for people that need affordable accommodation.

Applicants with; 1) a connection to the parish, or 2) a connection to an adjoining parish would be given preference over those with no connection to the area. The data in the table below is taken from the Housing Register. It shows the number of applicants currently seeking affordable rented accommodation in Framfield and the adjoining parishes.

Parish	Number of Applicants with a Local Connection.
Framfield	3
Heathfield and Waldron	48
Uckfield	80
East Hoathly and Halland	5
Little Horstead	1
Buxted	16
Hadlow Down	2

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
- Heylo
- Wealden District Council

Please do not hesitate to contact me if you have any questions or would like to discuss anything further.

Kind regards

Jazz Jeff
Housing Development Officer