

# Affordable Housing in the South Downs National Park

Amy Tyler-Jones – Senior Planning Policy Officer

Mike Hughes – Major Planning Projects & Performance Manager



- Affordable housing need in the SDNP
- A new policy response
- Delivery



# The Need for Affordable Homes in the SDNP



- Average house price 14 x average income
- National Park premium – average house price 97% higher than wider area
- 294 affordable homes needed per annum



# Scale of the Problem

- 294 affordable homes per annum required *(Source: South Downs Local Plan)*

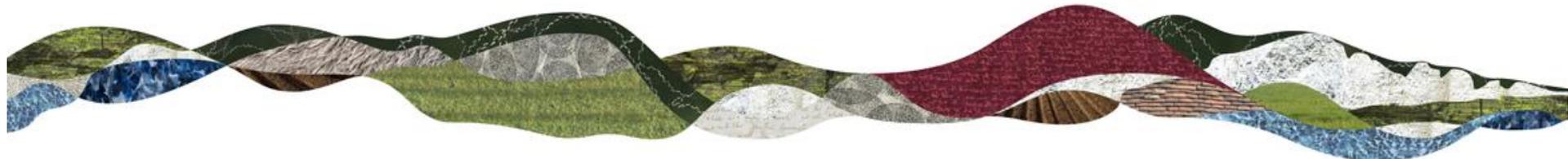
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Net completions	211	144	132	249	262	250	296
Net affordable completions	71	12	-1	68	35	10	36

## Permissions

	April 2014 to March 2018
Total number of dwellings granted planning permission	1,593
Total number of affordable homes granted planning permission	310

Planning permission granted for the following affordable homes in 2016/17 Financial Year:

- 165 dwellings at North Street Quarter, Lewes
- 80 dwellings at Causeway Farm, Petersfield
- 34 dwellings at Penns Field



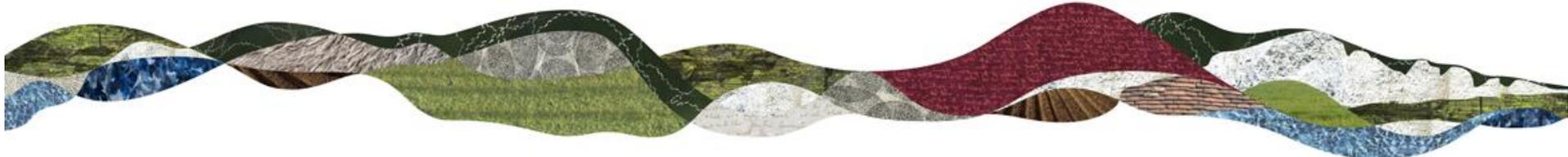
# New Affordable Housing Policies



Affordable Homes (SD28)

Rural Exception Sites (SD29)

Mix of homes (SD27)



# Affordable Homes on small sites

## Policy SD28: Affordable Homes

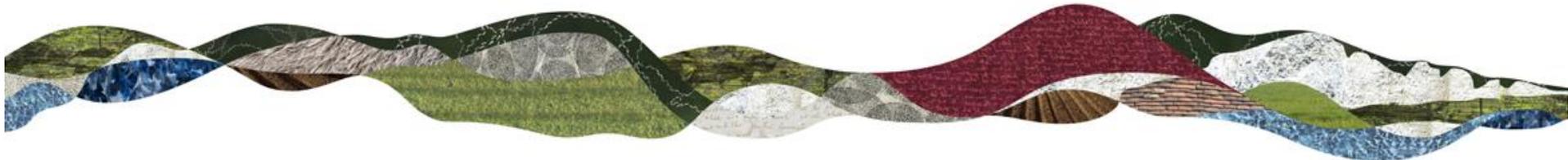
<b>3 homes</b>	Meaningful financial contribution, to be negotiated case-by-case
<b>4 – 5 homes</b>	1 affordable home
<b>6 – 7 homes</b>	2 affordable homes, at least 1 of which is a rented affordable tenure
<b>8 homes</b>	3 affordable homes, at least 1 of which is a rented affordable tenure
<b>9 homes</b>	3 affordable homes, at least 2 of which is a rented affordable tenure
<b>10 homes</b>	4 affordable homes, at least 2 of which is a rented affordable tenure



# Land at Pook Lane, Lavant



- 18 new homes, 9 affordable homes
- 45% affordable rent



## Delivery – What are we doing?

Building on stringent policies in the Local Plan by:

- Prioritising free pre-application advice on affordable housing schemes
- Actively helping CLTs find sites that are acceptable in principle for development (particularly rural exception sites)
- Supporting neighbourhood planning (30 'made' Neighbourhood Plans)
- Affordable Housing Supplementary Planning Document
- Making grants available of up to £30k per permanently available affordable home



# Delivery – What else are we doing?

- Put out, to large estates, an informal call for affordable housing sites
- Authored and led a pilot study to secure direct Homes England involvement in small scale rural housing delivery, which:
  - Has Ministerial support
  - Is to be piloted in 4 ‘vanguard areas’
  - Will be resourced from Homes England’s £1.3bn Land Assembly Fund
  - Homes England involvement only where there is market failure – intention is not to compete with others
- Supporting the Glover Review’s recommendation for a National Landscapes Rural Housing Association to build affordable homes



## Landscapes Review

*We want our national landscapes to work together with big ambitions so they are happier, healthier, greener, more beautiful and open to everyone.*

Final Report



But we are not...



...going to build our own homes – this is outside the expertise and limited resources of the National Park Authority. Low levels of delivery would also mean the cost per dwelling would be higher than is desired

