

**CONSULTATION RESPONSE - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL**

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site. The applicants are proposing to provide 18 (33%) affordable housing units on-site which would comply with the Council's policy requirement.

Tenure

The tenure of the affordable housing is proposed as 50% (9) Affordable Rent and 50% (9) Intermediate housing which is not acceptable to the Council. The Council's policy requirement as prescribed in the new Local Plan Policy AH SP2 Affordable Housing is for a tenure split of 75% rented and 25% intermediate housing. The Council has a preference for social rent rather than Affordable Rent homes.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at November 2017 there were 1,283 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants have set out in their Affordable Housing Statement that the size, mix and tenure of the affordable housing is to be agreed with the Council. However, the applicants should be aware at this stage of the below requirements for the rented and intermediate housing dwelling sizes.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable rented	35-40%	35-40%	15-20%	5-10%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

Integration - The affordable housing should be integrated into the overall development to form reasonable sized clusters.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners or an approved non registered partner for the acquisition of the affordable housing. Alternatively the Council may be interested in acquiring the affordable dwellings itself.

Starter Homes have been assessed as not being affordable to most of those in housing need in the Arun area. At present therefore, the Council would not support the inclusion of Starter Homes as an affordable housing product and would seek on-site affordable housing as prescribed in this consultation response.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Summary

Whilst the applicants are proposing to provide 18 (33%) affordable homes on site to meet the Council's policy requirements the intention to deliver these as 50% Affordable Rent and 50% intermediate is not supported. The Council would also have a preference for the rented housing to be delivered as social rent not Affordable Rent as set out in the Affordable Housing Statement.

Therefore I object to the application as currently proposed.