

From: Andy Elder
Sent: 28 November 2017 09:16
To: Planning.Responses
Cc: Satnam Kaur
Subject: AL-115-17-OUT revised comments

Please find attached my revised comments on this application following further discussion with the applicant and confirmation of their agreement to our specific affordable housing requirements.

Andy Elder | , Housing Strategy and Enabling Manager

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**REVISED COMMENTS FROM - 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 on-site which would comply with the Council's policy requirement.

Tenure

The tenure of the affordable housing is now proposed as 75% (13) Rented and 25% (5) Intermediate housing which is 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 a proposed dwelling mix for the affordable housing units which is acceptable.

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.

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

Summary

No objection.

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