

PLANNING REF: AL/13/18/PO

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 propose to provide a policy compliant scheme comprising of 30% affordable housing on-site incorporating 60 senior living units and 20 other affordable homes.

Tenure

The tenure of the affordable housing as proposed will be split 50% Affordable Rent and 50% shared ownership which is acceptable to the Council.

Housing and care need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at January 2018 there were over 1,000 households in housing need on the Council's housing register.

The Council has in partnership with West Sussex County Council to identify the extent of the care needs locally for an extra care housing scheme. There were 333 residents identified as potentially requiring extra care housing in the Westergate area, a proportion of whom may prefer to buy rather than rent so a blended scheme providing Affordable Rent and shared ownership would be desirable.

S106 considerations and Affordable Housing Agreement

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.

It is noted and supported that HousingandCare21 may be able to acquire the extra care housing scheme comprising of 60 dwellings.

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

Summary

In terms of the provision of affordable housing there is no objection in principle.

The inclusion of an extra care housing scheme for affordable housing is fully supported by the Council.