

**PLANNING REF: AL/20/18/OUT – Land at Bridge Cottage and The Old Cottage
Lidsey Road**

**PRE-APPLICATION ADVICE 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 propose to provide up to 8 affordable units which meets the council's policy requirements.

Tenure

The tenure of the affordable housing should ideally comprise of 75% (6) for rent and 25% (2) for intermediate housing, but this split can be agreed with the council for inclusion in the S106 Agreement.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at June 2018 there were over 1,300 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing is broadly delivered as follows:

	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 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

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

The proposed dwelling mix of 4 x 2 bed houses, 3 x 3 bed houses and 1 x 4 bed house does not adhere to this requirement.

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 in due course with one of our preferred registered partners, the Council itself or an approved non registered partner for the acquisition of the affordable housing.

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

Summary

Object. Whilst the quantum of affordable housing meets the council's policy requirements the proposed dwelling mix is not acceptable.