

**PLANNING REF: AL/32/19/OUT – Wings Nursery, Lidsey Road, Woodgate,
PO20 3SU**

**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 dwellings for affordable housing which meets this specific policy requirement.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing.

With reference to the 'Provision of Accommodation suitable for older people and people with disabilities', agreed at the Planning Policy sub-committee 27th February 2019, the Council's policy is that for schemes greater than 51 units – 50% of units should be designed to m4(2) standard and 4 designed to m4(3) wheelchair accessible. The expectation would therefore be that a minimum of 9 of the affordable dwellings be designed to m4(2) and that an additional 1 affordable dwelling be designed to m4(3).

Housing Need

There is high demand for affordable housing throughout the Arun District, especially for rent and also low cost home ownership. As at March 2019 there were 922 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

To meet the requirements of the council's Affordable Housing policy the applicants will need to provide 14 x rented and 4 x intermediate homes. Given the high need for 2 bedroom accommodation the Council welcomes the predominance of 2 bedroom dwellings.

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

Summary

I have no objection to the application as currently presented.