

**PLANNING REF: A/45/22/PL Rustington Golf Centre, Golfers Lane,  
Angmering, BN16 4NB**

**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 11 dwellings or more are proposed such as on this site. The application proposes 50 (30%) of the 167 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

**Tenure**

The Council's Affordable Housing policy requires a tenure split of 67% rented (34 dwellings), and 25% First Homes (12 dwellings) and 8% (4 dwellings) intermediate housing.

**Housing Need**

There is high demand for affordable housing throughout the Arun District for all types of housing. As at April 2022 there are 1384 households in housing need on the Council's housing register.

**S106 considerations**

We would anticipate that at least 50% of the rented dwellings would be set at rents no higher than 65% of open market rent and that the remainder are set at rents of 90% of Local Housing Allowance levels, including service charge.

We would anticipate the external standards of the affordable housing to match those of private homes.

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

**Affordable Housing Agreement**

We object to the location of the affordable housing as it should be distributed throughout the scheme in small clusters of no more than 10 dwellings. We would anticipate that the plan be amended to take this into consideration.

We have no objection to the proposed affordable housing mix provision as set out in paragraph 7.81 of the Planning Statement other than to request amendments are made in line with the revised affordable housing tenure policy (stipulated above).