

PLANNING REF: A/64/21/PL - Former Shrublands Nursery, Roundstone Lane, Angmering BN16 4AT

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.

This application consists of 40 new dwellings, so in order to be policy compliant the scheme should provide 12 x affordable dwellings of which 9 x dwellings should be provided as rented and 3 x intermediate.

We feel that the Affordable Housing Plan as presented contains too many larger units so we would like to see this amended to replace the 4 bed units with 2 bed units as follows:

Rented

2 x 1 bed flat
1 x 2 bed flat
4 x 2 bed house
2 x 3 bed house

Intermediate

1 x 2 bed flat
2 x 2 bed house

Housing Need

There is high demand for all types of affordable housing throughout the Arun District. As at April 2021 there were 1041 households in housing need on the Council's housing register.

Affordable Housing Location

We object to the location of the affordable housing as currently presented, as the affordable housing should be located in small clusters across the site and not all in one part of the site as proposed.

S106 considerations and Affordable Housing Agreement

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