

PLANNING REF: A/9/19/PL – Roundstone Lane

**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 0 dwellings for affordable housing which does not meet this specific policy requirement. The Council's Affordable Housing Policy extends to impact C2 developments, as the proposal is acknowledged to be, and not just C3 use.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at November 2018 there were 890 households in housing need on the Council's housing register.

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.

Summary

I object to the application as currently presented.

To meet the requirements of the council's Affordable Housing policy the applicants will need to either provide;

- a) 30% (19 units) of affordable housing on-site as part of the development with the tenure as above;
- b) Provide 19 units for affordable housing elsewhere in the district as part of a bespoke application;
- c) Agree a Planning Obligation set out in the S106 Agreement to pay a commuted sum of £1,520,000 (19 x £80,000) on commencement of the development in lieu of providing on-site affordable housing.