

PLANNING REF: BE/103/19/RES - Land west of New Barn Lane, Bersted

**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 dwellings are proposed such as on this site. The applicants are proposing to provide 15 (30%) of the 50 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

Proposed Tenure Mix

The Housing Mix as outlined in the Section 106 states the housing mix *shall be provided in accordance with the Affordable Housing Tenure Mix*

- a) Affordable Housing Units: 5 x 1 bed house, 8 x 2 bed house, 1 x 3 bed house and 1 x 4 bed house”.

Affordable Housing Tenure Mix means “a mix of tenure whereby 5 of the Affordable Housing Units shall be provided as Affordable Rent Dwellings and 10 as Intermediate Housing Units, unless otherwise agreed with the District Council”.

The current application for the approval of reserved matters proposes an alternative affordable housing mix as follows:

5 x 1 bed flats
1 x 2 bed flat
5 x 2 bed houses
3 x 3 bed houses
1 x 4 bed house.

Therefore, there is a shortfall of 2 x 2 bed dwellings and an increase of 2 x 3 bed dwellings when compared with the housing mix defined in the s.106 planning obligation. The proposed mix also introduces flats, whereas the s.106 planning obligation refers to houses only.

Page 23 of the Design and Access Statement indicates that the 5 x 1-bed flats will be provided for affordable rent and the 2-bed flat and all of the houses will be provided as intermediate housing (Shared Ownership).

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at August 2019 there were 792 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

We do not support the affordable housing tenure mix as proposed as the proposal introduces flats at the expense of houses. Within the restrictions of the Section 106 Arun District Council's preferred mix would be as follows:

Affordable rented:

2 x 1bed houses
2 x 2bed houses
1 x 4bed house

Intermediate:

3 x 1bed houses
6 x 2bed houses
1 x 3bed house

However, we are willing to consider variations to the Section 106 which would increase the level of rented dwellings and/or which includes an additional 2 bed rented dwelling at the expense of the 4 bed dwelling.