

PLANNING REF: BN/28/17/RES

RESERVED MATTERS COMMENTS FROM - 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 comprising of more than 15 units. The applicants propose to provide 11 affordable homes on-site which is acceptable to meet the Council's Affordable Housing policy requirements.

Tenure

The tenure of the affordable housing as set out in the S106 agreement is agreed with the Council.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership.

Property sizes design and mix

The applicants have set out in their Affordable Housing Statement a mix of dwelling types and sizes which are acceptable.

Integration - The affordable housing should be integrated into the overall development to form reasonable sized clusters.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners, the council itself or an approved non registered partner for the acquisition of the affordable housing.

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

Summary

In terms of the provision of affordable housing there is no objection in principle subject to the comments set out in this consultation response.