

**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 10 dwellings are proposed such as on this site.

Paragraph 6.13 of the Design and Access Statement refers to an alternative site for the affordable housing. There has been a discussion between the applicant and the Housing Strategy & Enabling Manager relating to this issue, and subsequently an in-principle agreement that this proposal may be acceptable, subject to the number and type of dwellings proposed and agreement by the relevant Committee. However, for such a proposal to be considered, either the 'alternative site' must come forward first and the affordable housing element agreed, or both applications must be submitted simultaneously.

Based upon the application in isolation the applicants are proposing to provide 0 dwellings for affordable housing which would not accord with policy AH2 in the Local Plan 2018, which requires 30% (15 dwellings).

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing. We would therefore anticipate 11 x dwellings to be rented and 4 x dwellings as intermediate.

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

I object to the application as currently proposed.

In order for me to consider supporting the application, the applicant is required to bring forward the alternative site for agreement prior to, or simultaneous with, this application.