

PLANNING REF: BR/282/19/PL – Waterloo Square, Bognor Regis

**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 applicant is proposing to provide 3.75 dwellings for affordable housing which would not accord with policy AH2 in the Local Plan 2018, which requires 30% (10.5 dwellings).

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing. We would therefore anticipate 7 x dwellings to be rented and 3 x dwellings as intermediate, as set out below:

Rented:

2 x 1 bed flat

5 x 2 bed flat

Intermediate:

1 x 1 bed flat

2 x 2 bed flat

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at March 2020 there were 936 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 to support the application, the applicant is required to provide 10 dwellings for affordable housing as outlined above, plus a payment of £40,000 in lieu of the 0.5 dwelling.