

PLANNING REF: CM/13/18/OUT – Land to west of Church Lane and South of Horsemere Green Lane

PRE-APPLICATION ADVICE 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 where more than 11 units are proposed such as on this site. The applicants propose to provide 30% affordable housing (90 units) on-site to meet the Council's Affordable Housing Policy requirements.

Tenure

The S106 Agreement is proposed to provide for 80% rented and 20% intermediate housing which meets the Council's requirements. However the inclusion of Starter Homes as an intermediate housing product would not be supported by the council as they are not an affordable option for local households.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and intermediate housing. As at May 2018 there were over 1,400 households in housing need on the Council's housing register.

Property sizes design and mix

The proposed dwelling types and mix set out in the Planning Statement are acceptable.

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

S106 considerations

As currently set out the proposed headlines for the S106 obligations for affordable housing are acceptable.

Summary

In terms of the provision of on-site affordable housing there is no objection. However, the council would not support the inclusion of Starter Homes as an intermediate housing product.