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From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 October 2018 10:03
To: Planning Scanning
Subject: FW: Planning Consultation CM/16/18/PL

From: Arjan De Jong
Sent: 10 October 2018 16:04
To: Planning.Responses
Cc: Anita Gardner; Satnam Kaur
Subject: Planning Consultation CM/16/18/PL

To whom it may concern,

I recommend that the Council's Affordable Housing Policy be applied when officers consider this application.

The Council's aim in its current Housing Strategy and upcoming Housing & Homelessness Strategy 2018 is to develop a balanced housing market to meet the aspirations of the local community. Therefore all residential developments of 11 units or more, regardless of their specified use, are required to make a measured contribution to the Council's Affordable Housing Policy. Although it may not be practical or viable to include on-site affordable housing as part of this development the applicants must be required to provide either commensurate off-site affordable housing elsewhere in the Arun District or a commuted sum in lieu of on-site or off-site affordable housing as determined by the Council.

Due to the nature of the development the Council may be prepared to accept a suitable commuted sum in-lieu of either on-site or off-site affordable housing. The general principle in assessing commuted sum payments is to establish the cost of providing the affordable housing that should have been included within the development, off site. This may be on another private development site or on a site being developed by a registered partner. In January 2017 the Local Plan Viability Assessment was updated. The assessment contains details of land and property prices across the district and recommends a commuted sum payment of £80,000 for any foregone affordable unit agreed in a Section 106, which in this instance would be 19 units.

Arian de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

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