

## **PLANNING REF: P/30/19/OUT – Land north of Hook Lane, Pagham**

### **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 applicants are proposing to provide 90 (30%) of the 300 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

However, the Council's Affordable Housing Policy extends to impact C2 developments and not just C3 use so, depending on the specific nature of the proposed Care Home, there may be an additional requirement of 24 (30% affordable dwellings) of the 80 provided in the Care Home.

#### **Tenure**

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing.

With reference to the 'Provision of Accommodation suitable for older people and people with disabilities', agreed at the Planning Policy sub-committee 27<sup>th</sup> February 2019, the Council's policy is that for schemes greater than 51 units – 50% of units should be designed to m4(2) standard and 2 per 50 units designed to m4(3) wheelchair accessible standard. The expectation would therefore be that a minimum of 45 of the affordable dwellings be designed to m4(2) and that an additional 4 affordable dwellings be designed to m4(3).

#### **Housing Need**

There is high demand for affordable housing throughout the Arun District for all types of housing. As at May 2019 there were 845 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 support the applicant's proposal to provide 90 of 300 dwellings (30%) as affordable housing.

Depending on the specific nature of the proposed Care Home, the Council may seek additional affordable dwellings, totalling 30% (24) of the 80 dwellings as outlined above.