

PLANNING REF: R/63/26/PL- The Windmill Inn and 34 Mill Lane

Proposal for the delivery of a Commuted Sum in lieu of On-site delivery of Affordable Housing Units.

The Windmill Inn and 34 Mill Lane, Rustington, West Sussex. BN16 3JN

CONSULTATION RESPONSE - HOUSING DEVELOPMENT AND ENABLING OFFICER - ARUN DISTRICT COUNCIL

Background.

Following the refusal of R/143/24/PL, this application went to appeal.

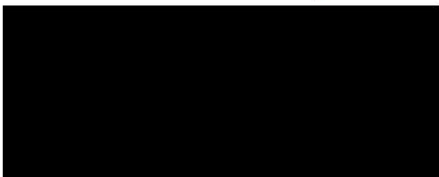
However, the Appeal Decision stated that during the appeal process, the appellant agreed to reinstate an earlier s106 contribution offer (but no amount was referenced). It stated that ADC removed their objection re. the affordable housing contribution so this reason for refusal was not considered further by PINS.

In this application, the applicant has submitted the same Report on Affordable Housing and Viability as before which states that no s106 contribution for affordable housing should be made. However, in their Covering Letter, they state that they would agree to contribute **£95,353** towards affordable housing.

Whilst our own assessment of the viability of this site could deliver a contribution of between £126,028 and £338,820, with the intervening reduction in sales values and rates coupled together with increases in build costs since the respective Viability Reports were carried out, I am agreeable to the level of contribution at being set at **£95,353**.

This should, however, be paid prior to commencement of the development on site.

On this basis, this fee would be an acceptable affordable housing s106 contribution in lieu of on-site delivery for this application given the site history in this particular instance.



Michael W. Tucker.

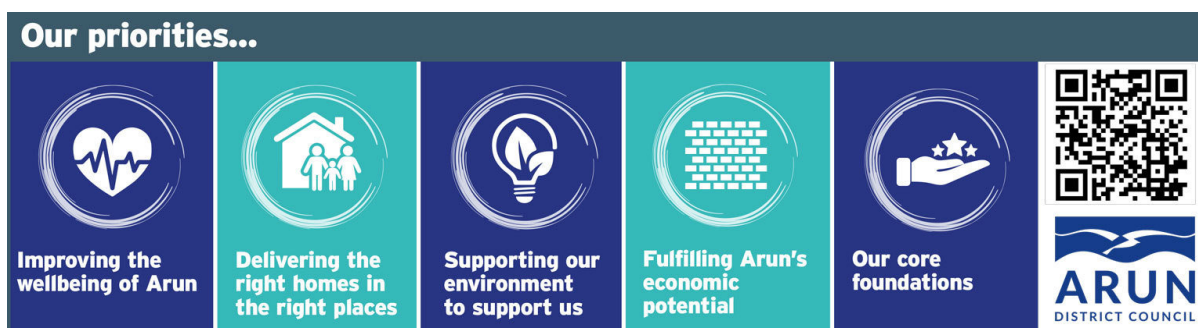
Housing Development and Enabling Officer
06th July 2026

PL- Consultation- Affordable Housing response [REDACTED]

[REDACTED]

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From: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Sent: 06 July 2026 13:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: R/63/26/PL- The Windmill Inn and 34 Mill Lane. Rustington BN16

Hi Team,

Please can you upload this consultation response for Affordable Housing onto the system.

Thanks

Simon

From: Michael Tucker <Michael.Tucker@arun.gov.uk>
Sent: 06 July 2026 12:14
To: Simon Brooksbank <Simon.Brooksbank@arun.gov.uk>
Cc: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Edward O'Brien <edward.obrien@arun.gov.uk>; Rosalind Bentley <Rosalind.Bentley@arun.gov.uk>; Gillian Taylor <Gillian.Taylor@arun.gov.uk>
Subject: R/63/26/PL- The Windmill Inn and 34 Mill Lane. Rustington BN16

Good morning Simon,

As requested, please find attached my formal response to the applicants Financial Contribution of £95,323 rather than on-site delivery of Affordable Units in respect of the above application.

Best regards

Best

[REDACTED]

Michael. W. Tucker
Housing Development & Enabling Officer

Please note that I work part time Monday to Wednesday 9.00am - 5.30pm

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