

12 Housing Delivery

Plans may include Rural Exception Sites but only where there is an identified need following the undertaking of a Local Housing Needs Survey. The detail and tenure mix shall be agreed with the Council.

Where there is a lack of affordable land to meet local Traveller needs, the Council will consider allocating and releasing sites solely for affordable Traveller sites as part of the rural exceptions site policy approach. Such sites shall only be used for affordable Traveller sites in perpetuity. Mixed use shall not be permitted on rural exception sites.

Developments shall also be consistent with all other Local Plan policies.

Policy outcomes

- To meet the housing needs of the District

Implementation

- Through Arun District Council working in partnership with key housing organisations to improve the delivery of affordable homes and operate a Preferred Development Partnership with Affordable Housing Providers.

12.5 Houses in multiple occupation

- 12.5.1** In providing for the housing needs for Arun, it is important to ensure that mixed and balanced communities are developed so that situations where existing communities become unbalanced by the narrowing of household types towards domination by a particular type, such as shared housing, are avoided.
- 12.5.2** A large concentration of housing in multiple occupation (HMOs) can have a significant and potentially damaging impact on the amenity of a local area, especially if too many properties are let to short term tenants. This can be of particular concern in areas such as Arun where the numbers of seasonal workers is high.
- 12.5.3** The contribution of HMOs to the economy is recognised, particularly as a source of housing for people on low incomes, those on benefit payments, students and those starting off in the economy as young professionals.
- 12.5.4** Many properties are capable of accommodating a modest increase in occupancy, as a way of meeting the increasing demand for HMOs and other conversions. However the number of tenants is unlikely to remain fixed over time and increased occupancy may well give rise to noise and disturbance and a greater demand for off-street parking.