Regardless of the location or locations of development in the district, the Planning Obligations required are unlikely to be of a scale which will resolve all of Arun’s existing infrastructure deficits. The gap would need to be funded by central government. However, the planning system cannot guarantee such funding system would be provided.

Q13 What type of infrastructure do you think would most benefit the wider Arun community? (please prioritise, by numbering the options, with 1 being the top priority, and 14, the lowest). Please note: You do not need to prioritise all 14 options if you don’t want to, but as a minimum response, please prioritise your top three.

- Community facilities
- Education facilities
- Employment land
- Health facilities
- Road – Bus
- Cycle facilities
- Retail
- Leisure
- Libraries
- Open space
- Rail
- Road – Cars
- Pedestrian facilities
- Other - please specify below.

Since the infrastructure delivered through Planning Obligations has to be related to development, the provision of infrastructure through a Planning Obligation which in some way addresses existing infrastructure deficits is dependent upon there being an obvious link between the location of new development and the location of existing infrastructure deficits. The location of existing infrastructure deficits may be a consideration regarding potential ‘Areas of Search’ for new residential development.

There are several potential “Areas of Search” for new strategic settlement(s). Precise locations for housing allocations will be addressed in a later Development Plan Document, called “Sustainable Communities”. An Area Action Plan (or plans) will be developed for the strategic settlement(s). It is also important to note that employment land will need to be included within the strategic settlement(s) to ensure that jobs, as well as homes, can be provided.

Q14 Bearing in mind the constraints to development discussed in the Core Strategy issues and Options document, and indicated on the Constraints Map, in which of these general areas do you think a new strategic settlement(s) should be located? (Please place in order of priority with 1 being the highest priority and 9 being the lowest). Please note: you do not need to prioritise all 9 options, if you don’t wish to, but as a minimum response, please prioritise your top 3.

- Aldingbourne area
- Angmering area
- Barnham area
- North of Bognor Regis
- Eastergate area
- Ford area
- North of Littlehampton
- Yapton area
- Other location - please specify below.

Q15 With regard to smaller greenfield locations which of the following development options should be pursued? (please tick one of the following options)

- Development should be provided nearer/adjacent to the urban areas of Bognor Regis and Littlehampton, where a wide range of services and facilities exist?
- Development should be distributed to various settlements across the District?
- A mixture of both approaches should be considered?
**Planning Policy Guidance Note 3**
States that where there is a demonstrable lack of affordable housing to meet local need affordable housing provision should be sought in suitable housing developments.

**Draft South East Plan**
The Plan states that Local Development Documents will contain policies to deliver a substantial increase in the amount of affordable housing in the region, reflecting both the South East Plan and Regional Housing Strategy.

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**Affordable Housing: Definition**
Perhaps surprisingly, there is no single definition of "affordable" housing. In fact, a range of definitions exist. The different definitions are produced by different organisations that the Councils work with so it is for us to use and understand all of them. The definition used by the Housing Needs Study illustrates well the concept of affordable housing:

"Affordable housing is that provided, with subsidy, both for rent and low cost market housing, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes."

There are a number of different affordable housing tenures, these include:

- **Rented** - private sector or "social", either through the Council, or Housing Associations
- **Shared ownership** - accommodation provided by Registered Social Landlords (RSLs), where the occupier pays part of the property, and rents the remainder.
- **Low cost ownership** - housing which is sold at below market prices. However, this affects the "first sale" only, and there is no mechanism for ensuring that prices are kept low "in perpetuity".

- **Key Worker Housing** - key worker housing is not a specific tenure in its own right, but refers to the "type" of people who are able to live within it, such as medical staff, or police. The precise type of people who will be able to live in a particular scheme will depend on the funding which contributes to its development, and the criteria attached to it.

Arun District Council aims to provide "mixed, balanced, communities" and negotiations and/or allocations to provide affordable housing will generally include more than one type of "affordable" accommodation, in order to meet a range of housing needs.