

PLANNING REF: AB/135/20/OUT – Land at Ford Road, Arundel

**PRE-APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER
ARUN DISTRICT COUNCIL**

Affordable Housing Policy requirements

In accordance with the Local Plan 2018, the Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site.

S106 considerations and Affordable Housing Agreement

I have no objection to the housing mix.

Due to the affordability of rented accommodation the rent should be set no higher than 90% of Local Housing Allowance (LHA) levels. In addition to ensure sufficient dwellings are accessible for those on the Council's Housing Register we would anticipate that a minimum of 50% of the rented units are set at rent levels of no higher than 65% of open market value.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Site Layout

The proposed development should comply with Policy AH SP2 of the Local Plan in terms of clustering. Ideally, the affordable dwellings should be in small clusters, of no more than five dwellings, which are pepper potted throughout the development.