

PLANNING REF: A/109/20/RES – Land South of Water lane, Angmering

**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 Plan

To meet the requirements of the Council's Affordable Housing policy and the terms of the Section 106 agreement the applicants will need to provide 53 x affordable dwellings of which 50% (27) x rented and 50% (26) x intermediate.

The proposed mix does not conform with the conditions of the Section 106 agreement and a more even mix of rented and intermediate properties is required.

I subsequently propose the following mix:

Rented

8 x 1 bed dwelling

12 x 2 bed dwelling

6 x 3 bed dwelling

1 x 4 bed dwelling

Intermediate

8 x 1 bed dwelling

8 x 2 bed dwelling

8 x 3 bed dwelling

2 x 4 bed dwelling

We would anticipate that the above would be contained in an Affordable Housing Plan to be agreed with Arun District Council and which would also contain the location of the affordable dwellings. Our strong recommendation is that the affordable dwellings are equally distributed throughout the scheme and that the dwellings are designed to the same specification and standards as the market dwellings.

Affordability

To ensure affordability of rented accommodation the rent should not be set 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 50% of the rented units are set at rent levels of no higher than 65% of open market value.