

**PLANNING REF: BE/140/20/OUT – Nursery Fields, Land to the North of
Chalcraft Lane, West Bersted PO21 5TS**

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

Affordable Housing Policy requirements

In accordance with the Arun Local Plan 2018, the Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where 11 dwellings or more are proposed such as on this site. The outline application includes a 30% (67 dwellings) affordable contribution.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As of December 2020, there were 1022 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 67 x affordable dwellings.

I have no objection to the target mix as set out in the Affordable Housing Statement. The 75/25% tenure split should be equally applied across the affordable housing types and sizes, to be agreed at reserved matters.

The affordable housing should be pepper potted throughout the development, in clusters of no more than 10 dwellings.

The rent on the rented units should be set at a maximum of 90% of Local Housing Allowance levels inclusive of service charge.

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