

PLANNING REF: BE/81/20/OUT – Chalcroft Nursery, Chalcroft Lane, Bersted,
PO21 5TS

**PRE-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 more than 11 units are proposed such as on this site. The outline application includes a 30% (6 dwellings) affordable contribution.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing, however, given the small number of units our preference would be for an all rented scheme.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As of July 2020 there were 973 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 6 x affordable dwellings. Our preference would be for the affordable housing to be predominately 2 bedroom accommodation and for the rent on the rented units to be set at below 80% of open market rent.

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