

**PLANNING REF: BN/135/20/PL – Boweries, Barnham Road, Eastergate
PO20 3RT**

**PLANNING 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 11 units or more are proposed such as on this site.

Affordable Housing Mix

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

I have no objection to the tenure mix as specified in the Planning Statement as set out below:

Rented

1 x 1 bed flat

1 x 2 bed flat

3 x 2 bed house

2 x 3 bed house

Intermediate

2 x 2 bed house

Affordable Housing Location

Planning Policy AH SP 2 requires that the affordable housing is dispersed in small clusters throughout the site. On the master plan the affordable housing is located in one cluster so I would like to see this distributed more evenly across the site.

Affordability

To ensure 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 50% of the rented units are set at rent levels of no higher than 65% of open market value.

S106 considerations

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

