

**PLANNING REF: BN/142/20/OUT – Land south of Barnham Station,
Barnham**

**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.

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 November 2020 there were 1036 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 60 x affordable dwellings, which equates to 45 x rented and 15 x intermediate.

We would anticipate that at least 50% of the rented dwellings would be set at rents no higher than 65% of open market rent and that the remainder do not exceed 90% of Local Housing Allowance level.

The affordable housing statement should roughly reflect the mix recommended in the Strategic Housing Market Assessment.

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