

**PLANNING REF: BN/153/20/PL – Warwick Nursery, Barnham Road,
Eastergate, Bognor Regis PO20 3RT**

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 or more units are proposed such as on this site.

S106 considerations and Affordable Housing Statement

We have no objection to the housing mix as set out in the Affordable Housing Statement.

The proposed development should comply with Policy AH SP2 of the Local Plan in terms of clustering. Ideally, the affordable dwellings should be in small clusters, of no more than five dwellings, which are pepper potted throughout the development.

We would therefore like to see the affordable units located at plots A7 - A11 relocated to elsewhere on the site.

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.

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