

**PLANNING REF: BN/50/20/PL – Land West of Fontwell Avenue, Eastergate
PO20 3RX**

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

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 dwellings are proposed such as on this site. The applicants are proposing to provide 13 (30%) of the 42 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

Tenure

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

We would anticipate that the 2 bed dwellings are predominantly for 4 persons and the 3 bed dwellings are predominantly for 6 persons.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at March 2020 there were 936 households in housing need on the Council's housing register.

Housing Plan

We would favour a mix as below:

Rented:	3 x 1 bed
	5 x 2 bed
	2 x 3 bed
Intermediate:	1 x 1 bed
	1 x 2 bed
	1 x 3 bed

We would anticipate that as a minimum the rented dwellings are set at rent level of no more than 90% of Local Housing Allowance levels. In addition, due to affordability issues across the District we would favour 50% of the rented units to be set at a rent level of no more than 65% of open market rent.

S106 considerations and Affordable Housing Agreement

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

Summary

We support the applicant's proposal to provide 13 of 42 dwellings (30%) as affordable housing in line with the proposed Affordable Housing Plan as outlined above.