

PLANNING REF: BR/267/21/PL - Former Westside Supplies, Unit West of 17 to 18 Durban Road, Bognor Regis, PO22 9QT

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. The application includes a 30% (7 dwellings) affordable contribution.

Tenure

The Council's Affordable Housing policy requires a tenure split of 67% rented, 25% First Homes and 8% 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 December 2021, there were 1212 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 7 x affordable dwellings of which 5 x rented and 2 x First Homes. The tenure split should be equally applied across the affordable housing types and sizes.

We propose the following affordable tenure split:

Rented

2 x 1 bed flat

3 x 2 bed flat

First Homes

1 x 1 bed flat

1 x 2 bed flat

Summary

The rent on the rented units should be set at a maximum of 90% of Local Housing Allowance levels inclusive of service charge.

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