

PLANNING REF: CM/48/21/RES – Land to the West of Church Lane, South of Horsemere Green Lane, Climping

**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 11 dwellings or more are proposed such as on this site. The application proposes 90 (30%) of the 300 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. The affordability housing statement proposes a mix of 69 rented and 21 intermediate which accords with this policy.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at October 2021 there were 1150 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

We would suggest a slightly amended affordable housing mix to include a higher number of 2 bed rented at the expense of 1 bed rented properties as follows:

Rented

21 x 1 bed flat
27 x 2 bed house
17 x 3 bed house
4 x 4 bed house

Intermediate

6 x 1 bed flat
9 x 2 bed house
5 x 3 bed house
1 x 4 bed house

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 Local Housing Allowance levels, including service charge.

The proposed development complies 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 ten dwellings, which are pepper potted throughout the development.

The rent level of the rented homes should not exceed Local Housing Allowance (LHA) levels, including service charge.

We would anticipate the external standards of the affordable housing to match those of private homes.

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 90 dwellings (30%) as affordable housing. However, we would like to see the tenure plan amended slightly as outlined above to include a higher number of 2 bed rented units.