

**PLANNING REF: FP/274/21/OUT – Bognor Regis Golf Club, Downview Road,
Felpham, PO22 8JD**

**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 more than 11 dwellings are proposed such as on this site.

To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 30% affordable dwellings which in this case equates to 144 dwellings.

Tenure

The Council's Affordable Housing policy requires a tenure split of 67% (96 dwellings) rented, 25% (36 dwellings) First Homes and 8% (12 dwellings) intermediate housing. The rent level of the rented housing should be set no higher than 90% of Local Housing Allowance levels (including service charge).

Housing Need

There is high demand for rented affordable housing in the Arun District. As of March 2022, there were 1290 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

We have no specific objection at this stage to the affordable housing mix as set out in the Design and Access Statement. However, we note that a number of the 2 bed dwellings are proposed as maisonettes and would caution against this figure being overly high. The overwhelming need is for 2 bed houses. We anticipate that an Affordable Housing Plan setting out the precise number, size, type and location of affordable dwellings be included for agreement with the reserved matters application.

Where possible we also propose that a proportion of the rented units be set at a rent level of 60-65% of open market rent to increase affordability.

We anticipate that the affordable housing be distributed throughout the scheme in small clusters of no more than 10 dwellings.

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