

**PLANNING REF: LU/116/21/PL – Land South Of The Littlehampton
Academy Fitzalan Road Littlehampton BN17 6ED**

**PRE-APPLICATION RESPONSE - 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 units or more are proposed such as on this site.

S106 considerations and Affordable Housing Plan

To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 34 affordable dwellings, which equates to 26 x rented and 8 x intermediate.

The proposed affordable housing mix does not accord with that recommended in the Strategic Housing Market Assessment, nor does it proportionally reflect the housing to be delivered on the proposed scheme.

We therefore propose a mix as follows:

Rented

7 x 1 bed flat

2 x 2 bed flat

9 x 2 bed house

8 x 3 bed house

Intermediate

3 x 1 bed flat

1 x 2 bed flat

2 x 2 bed house

2 x 3 bed house

Due to the affordability of rented accommodation the rent should not be set higher than Local Housing Allowance (LHA) levels, including service charge. 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 rent.

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

Site Layout

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

Summary

I object to the application. The affordable housing element as proposed does not reflect the overall make-up of the scheme. There is a requirement to include a significant number of 2 bed houses and 3 bed houses as part of the affordable housing element.

Furthermore, the scheme does not accord with Policy AH SP2 of the Local Plan in terms of clustering as all but two of the affordable housing units are located in one part of the site.