

**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.

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.

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.

Following discussions, the applicant has proposed to amend the tenure mix by switching 2 x 2 bed houses from intermediate to rented tenure (as shown below). Whilst welcome this simply brings the tenure mix to (slightly above) the 75 rented / 25 intermediate tenure policy as set out in Policy AH SP2. Previously the mix was 71% rented.

Rented

15 x 1 bed flat

9 x 2 bed flat

2 x 2 bed house

Intermediate

8 x 1 bed flat

Although the site as a whole is providing predominantly 2 and 3 bed houses all the affordable dwellings (with the exception of the 2 x 2 bed houses referred to above) are flats, which are heavily weighted in favour of 1 bed. This is contrary to the SHMA

which advises a proportionate housing mix albeit that the SHMA also references the need for smaller units.

Summary

I have concerns relating to the disproportionate number of smaller affordable dwellings and their location. Although a higher number of 1 bed dwellings may be anticipated on a town centre scheme, the open market dwellings are exclusively 2 & 3 bed, so I would anticipate there to be a higher number of larger affordable dwellings at the expense of 1 bed dwellings.

Finally, there remains an issue with a lack of clustering which has all but two of the affordable in one block.

I therefore maintain my objection to the scheme for the above reasons.