

**PLANNING REF: LU-238-20-OUT – Land West of Bridge Road Roundabout,
Littlehampton**

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 units are proposed such as on this site.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing. The rent level of the rented housing should be set no higher than Local Housing Allowance levels (including service charge).

Housing Need

There is high demand for affordable housing for rent throughout the Arun District and there is also demand for low-cost home ownership. As of September 2020 there were 1021 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 32 x affordable dwellings (30%).

The housing mix set out in the Affordable Housing statement is broadly in line with that set out in the Strategic Housing Market Assessment. However, we would suggest a slight uplift in 1 bedroom dwellings at the expense of 3 bedroom.

The applicant states that it cannot meet policy AH SP2 of the Arun Local Plan which is unacceptable. Furthermore, the applicant states that the shared ownership properties would typically be sold at 40% of open market value. In order for shared ownership to be affordable the Council requires that the dwellings be sold at no more than 25% of open market value.

Conclusion

I object to the application as it falls a long way short of meeting Arun District Council's affordable housing requirements as outlined above.

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