

PLANNING REF: P/155/21/RES - Land West of Pagham Road, Pagham

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 11 dwellings or more 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.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As of December 2021, there were 1212 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing

The application includes provision of 20 x residential units so in order to meet the requirements of the Council's affordable housing policy the applicants will need to provide 6 x affordable dwellings. In accordance with the terms of the S106 the tenure split should be 80% rented and 20% intermediate, thus 5 x rented and 1 x intermediate.

The rent on the rented units should be set at a maximum of 90% of Local Housing Allowance levels inclusive of service charge.

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

Summary

We object to the application as it does not meet the Council's affordable housing requirements as set out above.