

**PLANNING REF: P/167/21/RES Land South of Summer Lane and West of
Pagham Road, Pagham**

**APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER ARUN
DISTRICT COUNCIL**

Affordable Housing Policy requirements

Due to the affordability of rented accommodation the rent should be set no higher than 90% of 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.

Affordable Housing Plan

The application meets the Council's Affordable Housing policy of 30% and we note the S106 obligation to provide 80% rented and 20% intermediate mix on site.

We are supportive of the proposed housing mix as set out in the Affordable Housing Plan.

However, we have concerns regarding clustering of the affordable homes particularly in respect of the rented homes and would like to see the plan revisited to better distribute the affordable homes and ensure there are no clusters which total more than 10 dwellings. The cluster of nos.132-163 is of particular concern.

Summary

We object to the application in the current form as we would anticipate a more equitable distribution of the affordable homes.