

PLANNING REF: P/178/21/OUT - 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 more than 11 units are proposed such as on this site.

To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 32 x affordable dwellings (30%).

Tenure

The Council's Affordable Housing policy requires a tenure split of 67% (21 dwellings) rented 25% (8 dwellings) First Homes and 8% (3 dwellings) intermediate housing. The rent level of the rented housing should be set no higher than 90% of Local Housing Allowance levels (including service charge).

Housing Need

There is high demand for rented affordable housing in the Arun District. As of January 2022, there were 1258 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

We would anticipate a housing mix broadly in line with that set out in the Strategic Housing Market Assessment and where possible for a proportion of the rented units to be set at a rent level of 60-65% of open market rent.

We anticipate that the affordable housing be distributed throughout the scheme in small clusters.

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

Summary

We have no objection to the proposed mix of affordable housing as set out in Table 1 of the Affordable Housing Statement to provide 32 affordable homes.