

PLANNING REF: P/24/20/RES – Land north of Sefter Road & 80 Rose Green Road, Pagham

**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 more than 11 units are proposed such as on this site.

Tenure

The required tenure split for this site is 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 March 2020 there were 936 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 84 affordable dwellings, which equates to 63 rented and 21 intermediate. We would anticipate the affordable housing mix to closely reflect Policy AH SP2 of the Local Plan:

1 bed – 35-40%

2 bed – 35-40%

3 bed – 15-20%

4 bed – 5-10%

Thus I propose a mix slightly amended to include more 3 bed dwellings at the expense of 2 bed, as follows:

Rented

10 x 1 bed flat

10 x 2 bed flat

25 x 2 bed house

16 x 3 bed house

2 x 4 bed house

Intermediate

5 x 1 bed flat

5 x 2 bed flat

6 x 2 bed house

5 x 3 bed house

Due to the affordability of rented accommodation the rent should not be set higher than 90% of Local Housing Allowance (LHA) levels. 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 value.

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

Site Layout

The proposed development needs to comply with Policy AH SP2 of the Local Plan in terms of clustering. The affordable dwellings should be in small clusters which are pepper potted throughout the development as shown on the site plan.