

PLANNING REF: WA/18/26/PL Land off Arundel Road, Fontwell, West Sussex.

APPLICATION RESPONSE - HOUSING DEVELOPMENT AND ENABLING OFFICER 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. This application includes a 30% (20 dwellings) affordable contribution.

Tenure

The Council's Affordable Housing Local Plan Policy AH SP2 requires a tenure split of 67% rented, 25% First Homes and 8% intermediate housing.

This tenure split is further supported by our latest Interim Affordable Housing Guidance of January 2026 which is now adopted and which should be taken account of in providing the mix and tenure of the units.

This guidance can be found here.

[Arun document viewer | Arun District Council](#)

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent & low-cost home ownership. As of May 2026, there were 2110 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

Whilst that applicant has provided the 30% target number of 20 affordable units, the unit sizes and tenure does not appear to align with the guidance.

In terms of the mix of tenure, from their layout and Planning Statement, it appears that they have indicated a proposal for 15 no Affordable Rent and 5 no Shared Equity which equates to 20 units (although the Planning Statement indicates 21 which it is assumed to be an error).

This does not include any First Homes or 4-bedroom dwellings therefore does not accord with the latest policy & new guidance.

With the inclusion of the statement from Vivid Housing regarding First Homes and taking account of their comments, I would however recommend the scheme proposal to exclude the First Homes in this instance.

This would be on the proviso that two of the 2 bed units are altered to 2 no 4 bed units (one for rent and one for Shared Equity).

To clarify, I would recommend that the applicant should amend their proposal to provide the following mix and tenure of unit sizes as below: -

1Bed units - 8 - 8 x Affordable Rental
2Bed units - 6 - 2 x Shared Equity, 4 x Affordable Rental
3Bed units – 4 - 2 x Shared Equity, 2 x Affordable Rental
4Bed units - 2 - 1 x Shared Equity, 1 x Affordable Rental

This would then, save for the First Home requirement, accord with the guidance and one that I could support were a Planning application to be made in this particular circumstance.

Site Layout

The proposed development should also comply with Policy AH SP2 of the Local Plan in terms of the clustering. Ideally the affordable dwellings should be in small clusters, of no more than five dwellings, which are pepper potted throughout the development.

On the proposed layout provided for analysis, the Affordable units need to be slightly more pepper potted into the development as indicated in our guidance. The inclusion of 2 no 4-bedroom units would be a way of achieving this by not placing them adjacent to any of the other Affordable units.

Affordable Rents

The rent on the rented units should be set at a maximum of 80% of Local Housing Allowance levels inclusive of service charge.

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

M.W Tucker. Housing Development & Enabling Officer

05/06/2026



From: Elaine Walby on behalf of Planning.Responses
Sent: 09 June 2026 14:42
To: Planning Scanning
Subject: FW: Enabling Officer Planning Consultation on: WA/18/26/PL
Attachments: Fontwell - Arundel Road - Enabling Officer Consultation Response V1.docx

PL- Consultation- Enabling and Development response

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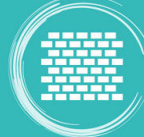
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Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



Our core foundations




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From: Michael Tucker <Michael.Tucker@arun.gov.uk>
Sent: 05 June 2026 13:50
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Enabling Officer Planning Consultation on: WA/18/26/PL

Good afternoon,

Please find attached my Consultation Response for the above application.

Apologies for the delay.

Best

Mike
Michael. W. Tucker
Housing Development & Enabling Officer

Please note that I work part time Monday to Wednesday 9.00am - 5.30pm

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Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential




From: Planning.Responses <Planning.Responses@arun.gov.uk>
Sent: 24 March 2026 08:18
To: Michael Tucker <Michael.Tucker@arun.gov.uk>
Subject: Planning Consultation on: WA/18/26/PL

To: **F A O Michael Tucker- Enabling and Development Officer**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No:	WA/18/26/PL
Registered:	23rd March 2026
Site Address:	Land off Arundel Road Fontwell
Grid Reference:	495712 107004
Description of Works:	Erection of 64 residential dwellings with access off Arundel Road, together with associated parking, open space, play space, landscaping, drainage and infrastructure. This application is a Departure from the Development Plan, affects a Public Right of Way, may affect the setting of listed buildings and is in CIL Zone 3 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 25th April 2026 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:<https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk