

**PLANNING REF: WA/32/21/PL – Land at West Walberton Lane Walberton
BN18 0QF**

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 11 or more units are proposed such as on this site.

S106 considerations and Affordable Housing Plan

To meet the requirements of the Council's Affordable Housing, the applicants must provide 9 x affordable dwellings, of which 75% (7 dwellings) rented and 25% (2 dwellings) intermediate.

The proposed housing mix is as below:

Type	Affordable Rent (no.)	Shared Ownership (no.)	Total (no.)
1 Bed flat	3	1	4
2 Bed House	2	1	3
3 Bed House	2	0	2
TOTAL	7	2	9

Affordability

To ensure affordability of rented accommodation the rent level of the rented homes should not exceed Local Housing Allowance (LHA) levels, including service charge.

Summary

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

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