

**PLANNING REF: WA/80/21/OUT – Land East of Yapton Lane Walberton
BN18 0LJ**

**PRE-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 11 dwellings or more are proposed such as on this site.

Tenure

The Council's Affordable Housing policy requires a tenure split of 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 September 2021, there are 1124 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 23 x affordable dwellings.

Due to the affordability of rented accommodation the rent should be set no 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 a minimum of 50% of the rented units are set at rent levels of no higher than 65% of open market value.

The affordable housing statement should roughly reflect the mix recommended in the Strategic Housing Market Assessment.

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

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