

## **PLANNING REF: F/19/25/OUT**

Outline planning application with some matters reserved (except access) for up to 400 No dwellings on Land at Ford Lane, Yapton, West Sussex

### **CONSULTATION RESPONSE - HOUSING DEVELOPMENT AND ENABLING OFFICER ARUN DISTRICT COUNCIL**

#### **Affordable Housing Policy requirements**

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. The application indicates a proposal of 120 (30%) of the 400 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

#### **Tenure**

The Council's Affordable Housing policy requires a tenure split of 67% rented (34 dwellings), and 25% First Homes (12 dwellings) and 8% (4 dwellings) intermediate housing.

#### **Housing Need**

There is high demand for affordable housing throughout the Arun District for all types of housing. As at July 2025 there are 1724 households in housing need on the Council's housing register. The highest needs are for 1, 2 & 3 bedroom dwellings

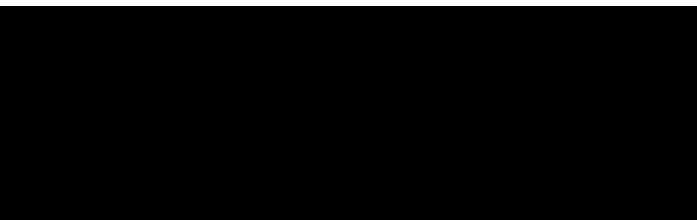
#### **Application**

Whilst this application is in Outline format and the applicants have indicated that the detail of the 120 Affordable Housing Units (30%) to be delivered would be subject to consideration at the Reserved Matters stage, they have incorporated within the application an Affordable Housing Statement dated June 2025.

In broad terms this statement follows the Policy requirements as set out above and so on this basis, Arun District Council Housing Department would have no objection to the proposals as submitted.



Arun Housing Development response



Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF

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#### Our priorities...



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**From:** Emma Sheppard <Emma.Sheppard@arun.gov.uk>  
**Sent:** 12 August 2025 09:04  
**To:** Planning Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: Consultation Response for F/19/25/OUT Land at Ford Lane, Yapton

Good morning

Please can this be uploaded to the above application – it is a consultee response.

Many thanks

Emma

\*Advanced leave notice Friday 8<sup>th</sup>, Friday 15<sup>th</sup> and Friday 22<sup>nd</sup> August\*

**Emma Sheppard BA (Hons) MRTPI**

Principal Planning Officer

Planning Services



**E:** [emma.sheppard@arun.gov.uk](mailto:emma.sheppard@arun.gov.uk)

**Working days Tuesday-Friday**

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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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**



**Note:** I occasionally send emails outside of working hours. If this arrives outside your normal working hours, please do not feel compelled to respond immediately.

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**From:** Michael Tucker <[Michael.Tucker@arun.gov.uk](mailto:Michael.Tucker@arun.gov.uk)>

**Sent:** 11 August 2025 09:26

**To:** Emma Sheppard <[Emma.Sheppard@arun.gov.uk](mailto:Emma.Sheppard@arun.gov.uk)>

**Subject:** Fw: Consultation Response for F/19/25/OUT Land at Ford Lane, Yapton

Good Morning Emma,

Please find attached my consultation response for the application F/19/25/OUT as requested.

Best



**Michael. W. Tucker**

**Housing Development & Enabling Officer**

**Please note that I work part time Tuesday to Thursday 9.00am - 5.30pm**

**T: 01903 737991**

**E: [michael.tucker@arun.gov.uk](mailto:michael.tucker@arun.gov.uk)**

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