

**PLANNING REF: F/22/21/PL –Land rear of Paynters Croft, Burndell Road,
Yapton, BN18 0HR**

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

S106 considerations and Affordable Housing Plan

To meet the requirements of the Council's Affordable Housing policy the applicants should provide 7 affordable dwellings of which 75% should be rented, which equates to 5 x rented and 2 x intermediate and submit an Affordable Housing Plan.

The application proposes 6 x affordable homes which is fewer than that required by policy AH SP2.

The proposed mix does not reflect the mix set out in the Strategic Housing Market Assessment (SHMA) and we would prefer a mix which included a higher number of 2 bed houses at the expense of 4 bed homes.

Due to the affordability of rented accommodation the rent should be set at no higher than 90% of Local Housing Allowance (LHA) levels, including service charge. 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 rent.

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 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.

Summary

We object to the current application as the proposed application does not provide sufficient affordable homes and the housing mix does not reflect that which is set out in the SHMA.