

PLANNING REF: Y/121/19/PL – The Streddles, North End Road, Yapton, BN18 0DT

Pre-application advice – Housing Strategy and Enabling Manager 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 which are deemed 'major developments' as defined in the National Planning Policy Framework 2019. IE where more than 10 units are proposed such as on this site.

This application consists of 11 new dwellings and does not offer any affordable dwellings.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at December 2019 there were 792 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

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

Summary

To meet the requirements of the council's Affordable Housing policy the applicants will need to either provide;

- a) 30% (3 dwellings) of affordable housing on-site as part of the development with the tenure as above;
- b) Provide 3 dwellings for affordable housing elsewhere in the district as part of a bespoke application;
- c) Agree a Planning Obligation set out in the S106 Agreement to pay a commuted sum of £240,000 (3 x £80,000) on commencement of the development in lieu of providing on-site affordable housing.