

PLANNING REF: Y/127/21/RES

Site Address: Land at Bilsham Road, Yapton

**PRE-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 will need to provide 75 affordable dwellings, of which 75% (56) rented and 25% (19) intermediate as proposed. However, the proposed mix does not include any 1 bed properties as intermediate, so we propose an amendment to the affordable housing as below. The proposed mix would also ensure a higher number of 2 bed houses for rent which would better meet the Council's requirements.

Rented

13 x 1 bed flat

6 x 2 bed flat

19 x 2 bed house

13 x 3 bed house

5 x 4 bed house

Intermediate

6 x 1 bed flat

7 x 2 bed house

5 x 3 bed house

1 x 4 bed house

Due to the affordability of rented accommodation the rent should not be set higher than 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 value.

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

Site Layout

We have no objection to the Tenure Housing Layout.

Summary

We object to the affordable housing mix as set out above.