

PLANNING REF: Y/152/20/RES – Land at Bilsham Road, Yapton

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 Statement

We are pleased to see that 50% of the scheme will be delivered as affordable housing with a significant percentage of rented, including social rented.

We acknowledge that the applicant has taken account of the Arun Local Plan as well as the Yapton Neighbourhood Plan and broadly concur with the breakdown of affordable housing as set out in the Planning Policy Compliance Statement. However, we have concerns over the number of 4 bed houses and would advise that 6 x 4 bed houses are converted to 6 x 3 bed houses and that the rent for the remaining 6 x 4 bed houses is set at social rent to ensure their affordability for those on the housing register.

Affordability

To ensure affordability of the affordable rented accommodation the rent should not be set higher than 90% of Local Housing Allowance (LHA) levels.

Summary

To meet the requirements of the Council's affordable housing policy, the applicant is advised to amend the affordable housing statement, to switch 6 x 4 bed houses for 6 x 3 bed houses and to limit the rent level on the remaining 6 x 4 bed houses to social rent.