

PLANNING REF: Y/19/20/RES – Land south of Ford Lane

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 more than 11 units 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 30 affordable dwellings, which equates to 24 rented and 6 intermediate.

I propose a mix slightly amended to include more 3 bed dwellings at the expense of 2 bed, as follows:

Rented

12 x 1 bed flat

4 x 2 bed flat

4 x 2 bed house

4 x 3 bed house

Intermediate

4 x 2 bed house

2 x 4 bed house

Site Layout

The amended mix would also enable improved pepper potting. This could be achieved by converting dwellings 46-49 to rented and dwellings 80-83 to intermediate.

Affordability

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

