

PLANNING REF: Y/20/22/AOO – Land East of Drove Lane, Yapton

APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER ARUN DISTRICT COUNCIL

S106 considerations and Affordable Housing Plan

We would like to see the accommodation schedule amended to include a higher number of 2 bed houses at the expense of 3 bed houses, in order to better meet the needs of those on the Council's housing register. We propose cutting the number of 3 bed houses by five and replacing those with 2 bed houses.

We have no objection to the tenure plan in its current form, however, in light of the proposed changes, we would like to view the updated plan for approval once the changes have been made.

Affordability

To ensure 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 be set at rent levels of no higher than 65% of open market value.

Summary

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