

**PLANNING REF: Y/32/25/PL - 170 Dwellings on Land to the West of
Bilsham Road, Yapton, West Sussex**

**CONSULTATION RESPONSE - HOUSING DEVELOPMENT AND ENABLING OFFICER
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 where 11 dwellings or more are proposed such as on this site. The application proposes 51 (30%) of the 170 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

Tenure

The Council's Affordable Housing policy requires a tenure split of 67% rented (34 dwellings), and 25% First Homes (12 dwellings) and 8% (4 dwellings) intermediate housing.

The tenure mix on this application indicates provision in accordance with Policy so that is acceptable.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at June 2025 there are 1617 households in housing need on the Council's housing register. The highest needs are for 1, 2 & 3 bedroom dwellings

Housing Mix

The Affordable Housing mix proposed by the applicant is significantly varied from that indicated within the Policy Guidance of the 'Updated Housing Needs Evidence (September 2016) Table 29 and Policy H2 of the Yapton Neighbourhood Development Plan 2 whereby there are no 1-bedroom properties included and the percentage mix between 2 and 3 bed units is too far out from the required overall percentage mix.

Whilst the Yapton Neighbourhood Development Plan 2 Policy (which is the most recent policy) provides a requirement for the mix percentages on the overall numbers of units proposed on any development site of over 15 dwellings, this should equally be applied to the separate tenure designations of Open Market and Affordable dwellings.

This is to avoid the potential for the Affordable delivery element to be limited to the smaller units unless an agreed variation is reached.

The current proposed Affordable Housing mix delivers the following percentages against what is required by policy:-

1-bed dwellings 0% against a policy requirement of 5-10%

2-bed dwellings 63% against a policy requirement of 25-35%

3-bed dwellings 33% against a policy requirement of 45-55%

4+-bed dwellings 4% against a policy requirement of 5-10%

The one bed units would only amount to 5 units and transferred and included into the 2-bedroom units proposed. This is acceptable

However, the increased number of 2 bedroomed units over 3 bedroomed units is too far apart from the Policy requirements

Therefore, the Affordable mix need to be balanced to accord with the Yapton Neighbourhood Plan 2 requirement for a 2/3 bed split of 25-35%/45-55%.

The applicant should therefore provide a revised Affordable Housing mix and plan that reflects this requirement.

S106 considerations

We would anticipate that at least 50% of the rented dwellings would be set at rents no higher than 65% of open market rent and that the remainder are set at rents of 90% of Local Housing Allowance levels, including service charge.

We would anticipate the external standards of the affordable housing to match those of private homes. This is confirmed in the applicants Planning and Affordable Housing Statement under 6.3.15.

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

Affordable Housing Agreement






With the proposed Affordable unit mix of 2 & 3 bed Affordable dwellings indicated in this application not being in accordance with Arun District Council current Local Plan Policy Guidance of the 'Updated Housing Needs Evidence (September 2016) Table 29 and the Yapton Neighbourhood Plan 2 Policy, we are unable to support a recommendation for approval of this application.

Arun District Council, Civic Centre, Maltravers Rd
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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 03 July 2025 12:19
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/32/25/PL - 170 dwellings at Bilsham Road

Affordable Housing Comments to add to the website

From: Michael Tucker <Michael.Tucker@arun.gov.uk>
Sent: 03 July 2025 12:12
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Richard Tomkinson <Richard.Tomkinson@arun.gov.uk>
Subject: Re: Y/32/25/PL - 170 dwellings at Bilsham Road

No Problem Simon,

Here it is attached.

Best



Michael. W. Tucker
Housing Development & Enabling Officer

Please note that I work part time Tuesday to Thursday 9.00am - 5.30pm

T: 01903 737991






E: michael.tucker@arun.gov.uk

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