

PLANNING REF: Y/3/22/OUT Land West of Bilsham Road, Yapton

APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

In accordance with the Arun 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.

To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 42 x affordable dwellings (30%).

Tenure

The Council's Affordable Housing policy requires a tenure split of 67% (28 dwellings) rented, 25% First Homes (10 dwellings) and 8% (4 dwellings) intermediate housing. The rent level of the rented housing should be set no higher than 90% of Local Housing Allowance levels (including service charge).

Housing Need

There is high demand for rented affordable housing in the Arun District. As at March 2022, there were 1299 households in housing need on the Council's housing register.

S106 considerations

We are broadly supportive of the indicative housing mix as set out in the Affordable Housing Statement although the tenure mix would need to be amended to take into account the inclusion of First Homes. Based on the indicative mix we would anticipate a tenure mix as follows:

Detailed	Rented	First Homes	Intermediate	Total
1	2	1		3
2	2	1		3
3	1	1		2
4	1			1
Total	6	3		9

Outline	Rented	First Homes	Intermediate	Total
1	7	3	1	11

2	9	2	2	13
3	4	1	1	6
4	2	1		3
Total	22	7	4	33

We anticipate that the affordable housing be distributed throughout the scheme in small clusters and that this together with the agreed housing mix will be presented in the Affordable Housing Agreement as part of the reserved matters application.

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