

PLANNING REF: Y/49/21/RES – Land East of Drove Lane, Yapton

**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 11 units or more are proposed such as on this site.

S106 considerations and Affordable Housing Plan

To meet the requirements of the Council's Affordable Housing policy and the terms of the Section 106 agreement the applicants will need to provide 90 x affordable dwellings, which comprises 67 x rented and 23 x intermediate.

We have no objection to the proposed housing size mix as set out in the Planning Statement. However, our preference would be for the tenure of several of the 2 bedroom maisonettes to be switched to market housing and replaced with 2 bedroom houses for rent, to better meet the needs of those on the housing register. In addition, this change would assist in meeting Policy AH SP2 in relation to clustering, as it would result in the affordable housing being more dispersed.

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.