

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

**PRE-APPLICATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER
ARUN DISTRICT COUNCIL**

S106 considerations and Affordable Housing Plan

We have no objection to the proposed housing size mix as set out in the Planning Statement, nor to the Affordable Housing Tenure Plan.

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.