

**PLANNING REF: Y/71/20/RES – Land North of Yapton CofE Primary School,
North End Road, 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 more than 11 units are proposed such as on this site.

S106 considerations and Affordable Housing Plan

To meet the requirements of the Council's Affordable Housing policy the applicants will need to provide 11 affordable dwellings, which equates to 8 rented and 3 intermediate.

I have no objection to the proposed variation to the housing mix to include 2 x 2bed at the expense of 2 x 1bed. I propose the following mix:

Rented

4 x 2 bed house

4 x 3 bed house

Intermediate

2 x 2 bed house

1 x 3 bed house

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 are set at rent levels of no higher than 65% of open market value.

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