

PLANNING REF: Y/22/14 Land at Kings Close Yapton

PRE-APPLICATION ADVICE COMMENTS FROM - HOUSING STRATEGY AND ENABLING MANAGER – 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 more than 11 units are proposed such as on this site. Based upon a proposal of 18 dwellings, 5 would need to be affordable homes to comply with the Council's emerging policy requirements.

Tenure

The tenure of the affordable housing should ideally comprise of 4 dwellings for rent and 1 dwelling for intermediate housing, but this split can be agreed with the Council.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2017 there were over 1,000 households in housing need on the Council's housing register.

Property sizes design and mix

The intermediate housing (shared ownership) dwellings should comprise of a mix of 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners, the Council itself or an approved non registered partner for the acquisition of the affordable housing.

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

Summary

In terms of the provision of affordable housing there is no objection in principle.

However, the applicants need to provide a precise breakdown of the proposed affordable housing units by tenure and dwelling type/size.