PLANNING REF: Y/78/20/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 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 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.

I have no objection to the proposed housing mix as set out in the Planning Statement.

I propose the following tenure mix to be agreed in the Affordable Housing Plan:

Rented

12 x 1 bedroom

30 x 2 bedroom

21 x 3 bedroom

4 x 4 bedroom

Intermediate

4 x 1 bed

10 x 2 bedroom

7 x 3 bedroom

2 x 4 bedroom

Affordable Housing Location

I object to the proposed location of the affordable housing, as it does not meet with the requirements of Policy AH SP2 of the Local Plan which refers to affordable housing being permitted in small clusters. The affordable housing is currently located in two large clusters.

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.