

PLANNING REF: Y/82/20/RES – Land to the south of Ford Lane and East of North End Road, Yapton BN18 0DS

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 Affordable Housing Statement agreed in the outline planning application, the applicants must provide 30 x affordable dwellings, of which to 80% (24 dwellings) rented and 20% (6 dwellings) intermediate.

I have no objection to the proposed housing mix (below) nor to the Affordable Housing Location Plan (attached) submitted with the amended application.

Type	Social Rent (no.)	Shared Ownership (no.)	Total (no.)
1Bed flat	12	0	12
2Bed flat	4	0	4
2Bed House (Tavy)	4	4	8
3Bed House (Dart)	3	1	4
4Bed House (Teme)	1	1	2
TOTAL	24	6	30

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.



Orchard Business Park

CHURCH LANE

FORD LANE

NORTH END ROAD

Legend

- Affordable Rent (24 Units)
- Shared Ownership (6 Units)

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction (Design & Management) Regulations, Party Wall Act, etc. whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contaminants. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundation should be provided allowing for existing ground conditions. Any suspect or fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert.

Where existing trees are to be retained they should be subject to a full Arboricultural inspection for safety. All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided to accommodate the proposed tree planting.

Geoff Perry Associates Limited do not accept any responsibility for any losses (financial or otherwise) to any Client or third party arising out of the Clients (be it Developer or Contractor but not limited thereto) non-compliance with afore mentioned provisos.

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Revisions:	
A - Updated in accordance with ABS5, 65A.	
GVP 01.10.20	
B - Distribution of Rented and Shared ownership units reviewed.	
GVP 05.10.20	



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Client:
REDROW HOMES SOUTHERN
COUNTIES LTD

Project:
FORD LANE, YAPTON
(SOUTHERN PARCEL)

Title:
AFFORDABLE HOUSING WITH 80%
RENTED / 20% SHARED OWNERSHIP

Date: 15 / 09 / 2020 Scale: 1:500 @ A0
Drawn by: GVP Checked by: ~

Job No. Drwg No. Rev.
A 855 068 B

