

PLANNING REF: Y/98/20/PL – Bonham's Field, Main Road, Yapton

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

Affordable Housing Policy requirements

In accordance with Policy AH SP2 of the Arun Local Plan, 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.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low-cost home ownership. As at September 2020 there were 1021 households in housing need on the Council's housing register.

Tenure

I object to the proposed tenure split of 50% rented and 50% intermediate. The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing.

Affordable Housing Mix

I have no objection to the proposed affordable housing mix.

We anticipate the tenure mix to be confirmed in the Affordable Housing Agreement, but would suggest the following:

Rented

7 x 1 bed

7 x 2 bed

1 x 3 bed

1 x 4 bed

Intermediate

3 x 2 bed

2 x 3 bed

1 x 4 bed

Conclusion

I object to the proposed 50/50 tenure split as it does not accord with policy AH SP2 of the Local Plan 2018.

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

