

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 7 JANUARY 2014**

Arun District Council Housing Strategy – Raise the Roof

The Council's affordable housing strategy for the period 2010 - 2015 is called Raise the Roof and was approved by Full Council in December 2010. It is designed to influence the actions of key players in the local housing market and to promote housing that supports and facilitates economic growth. One key action in the strategy is to enable the delivery of 1,000 affordable homes for local people between 2010 - 2015.

Although good progress has been made towards this target, with 800 affordable homes completed at January 2014, the Council still has a strong demand for all types of affordable housing with over 1,100 households on the housing register at December 2013. Affordable housing will normally be for rent, shared ownership or low-cost market housing.

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district above 15 units. Below this number a commuted sum in-lieu of on-site delivery will normally be agreed by way of a S106 legal agreement.

Scheme viability

The applicants have stated in their application that it is their intention to negotiate a commuted sum in lieu of providing affordable housing on site. They have not however set out why they believe the scheme is unable to provide any affordable housing.

There is no obvious indication in design terms why the scheme is unable to include an element of affordable housing. The Council has a strong demand for affordable housing for older people, both for rent and shared ownership, this application is a missed opportunity in contributing towards Arun's strategic housing objectives.

The applicants will need to provide a detailed viability appraisal to set out why in economic terms the scheme is unable to provide on site affordable housing.

Summary

I do not support the outline application in its current form as the applicants have not included on site affordable housing.