

PLANNING REF: A/82/12
Land to the east of Roundstone Lane Angmering

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 27 March 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. The strategy 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, 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 that it is their intention to provide up to 30% affordable homes which would be in accordance with the Council's Interim Affordable Housing Policy. However, the application itself only includes 39 affordable homes which equates to 28% affordable housing, the policy requirement at 30% would be for 42 affordable homes.

The applicants would need to address this matter in their application in the S106 agreement.

Proposed tenure mix

The tenure mix as proposed is for all rented units which would not be acceptable. I would request a split of 80% rented and 20% intermediate housing.

Affordable housing provider

It would be a standard practice for the developer to transfer the affordable housing to a registered provider.

However, an alternative delivery option for consideration would be for the landowner to establish a Community Land Trust (CLT) which would accept the transfer of the land from the owner and facilitate/develop the land on behalf of the community funded by a capital sum provided by the current landowner from the housing sale which would accompany the transfer and enable the land to be developed in a manner agreed by a CLT on behalf of the local community.

I would recommend the S106 states that the transfer of the affordable housing is to an Affordable Housing Provider.

Recommended Affordable Housing Mix by dwelling size

The evidence from the Coastal West Sussex Strategic Housing Market Assessment (SHMA) Update 2012 proposes the following affordable housing mix by property size;

1 – bed	15 – 20%
2 – bed	35 – 40%
3 – bed	30 – 35%
4 – bed	10 -15%

These proposed housing types should be carefully considered by the applicant. At present, the proposed mix of affordable dwellings is not acceptable. The Council would require a higher proportion of 2 bed houses and fewer 3 bed houses.

Housing need

There are currently 30 households on the Council's housing register who have selected Angmering as their first choice area for housing within the Arun District. These households are in the following housing bands;

Band A – 2
Band B – 7
Band C – 21

Space Standards

The Council approved a series of chapters of the emerging Local Plan in February 2014 including Design.

Policy **D DM2** states that *'the planning authority will require internal space standards to be of an appropriate size to meet the requirements of all occupants and their changing needs. District specific standards are to be identified for inclusion in this Policy which should be adhered to in all new development'*.

In respect of affordable housing the Homes and Communities Agency (HCA) operate their own Design and Quality Standards in the form of Housing Quality Indicators (HQI's), which set out the minimum and maximum space requirements for publicly funded housing throughout England. The HQI system is a measurement and self-assessment tool to allow potential and existing housing schemes to be evaluated on the basis of their design quality rather than just cost.

The range of acceptable area sizes in HQI's was defined in order to ensure public money was being used to deliver the optimum number of units, which were neither too small to be liveable nor too big enough to reduce the number of units that could be delivered on site.

The applicants would need to ensure that the affordable housing units comply with at least the minimum HQI Space Standards as published by the HCA.

Summary

As presented the scheme does not provide for 30% affordable housing nor is the tenure mix acceptable or the proposed mix of dwellings.

Until these matters are satisfactorily addressed, I would not support this application in its current form.