PLANNING REF: A/82/12/ - Roundstone Lane Angmering

COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING MANAGER – ARUN DISTRICT COUNCIL

25 September 2012

Arun District Council Housing Strategy – Raise the Roof
Developers should be familiar with, and take into account, the Council's housing strategy when making residential planning applications.

Raise the Roof is the Council's community led housing strategy for 2010 – 2015, a copy of the strategy can be found on the Council's web site at www.arun.gov.uk .The main purpose of the housing strategy is to provide a framework and evidence base for all the housing related activities undertaken by the Council and its partners.

It is important that developers appreciate that the provision of affordable housing is just one aspect of planning for a genuinely sustainable community. Therefore affordable housing considerations need to be central to the overall planning application process.

Council's Affordable Housing Policy
The applicants have adhered to the Council's Interim Affordable Housing Policy adopted on 18 August 2010. This requires for developments of 15 or more units an affordable housing provision of 30% should be required of developments, which for this application translates to 45 affordable homes which are included on-site in this scheme.

I would not support the tenure split as currently proposed as there are no shared ownership dwellings included in the scheme mix. I would ideally want to see a split of around 80% rented and 20% shared ownership.

Housing need
There is a high requirement for affordable housing in the area with 178 applicants on the Council's housing register selecting Angmering as their first choice area for housing, of which 75 are in housing need.

The relative level of housing need for the 178 applicants is as follows;

Band A (highest level of housing need) – 7 households
Band B – 10 households
Band C – 58 households
Band D – (not in housing need) – 103 households

Deliverability
The applicants have discussed this application with me and two Registered Partner have been identified for the affordable housing. The Homes and Communities Agency Housing Programme 2011-15 concludes in March 2015. An absolute condition of the programme is that all affordable homes must be completed by March 2015; this is regardless of whether any grant is being claimed for the dwellings.

Summary
I support this application subject to the comments set out in this response.