

PLANNING REF: F/9/14/PL
Land south of Burndell Road Ford

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 19 May 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 planning obligation agreement. In cases where applicants are providing a Unilateral Undertaking in respect of affordable housing such requests will be considered by the Council on an individual basis.

Scheme viability

The S106 agreement requires the provision of 30% affordable housing. The applicants are offering 29% (13) affordable homes as set out in the Affordable Housing Statement.

Proposed tenure mix

The tenure mix as set out in the Affordable Housing Statement for 70% Affordable Rent and 30% Intermediate Housing (shared ownership) is not acceptable. The Coastal West Sussex Strategic Housing Market Assessment (SHMA) 2012 recommends a tenure split for Arun of 80% rent and 20% intermediate housing. I would suggest a tenure split therefore of 10 x rent and 3 shared ownership.

Affordable housing provider

As prescribed in the S106 agreement.

Recommended Affordable Housing Mix by dwelling size

I welcome that all the affordable dwellings are to be constructed to Lifetime Homes Standard design principles.

The dwelling mix for the rented housing is not prescribed in the Affordable Housing Statement. I would suggest a scheme mix as follows;

Rent –

- 1 x 4 bed house
- 2 x 3 bed house
- 2 x 3 bed bungalow
- 4 x 2 bed house
- 1 x 1 bed coach house

Shared ownership

3 x 2 bed house

Housing need

There are currently 20 applicants on the Council's housing register who have selected Yapton as their first choice area for housing within the Arun District.

These households are in the following housing bands;

Band A – 1

Band B – 4

Band C – 15

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 Space Standards which were published in March 2014. The applicants would need to ensure that the affordable housing units comply with these standards as a minimum.

Sustainability

There is no longer a requirement for affordable to meet any specific level of the Code for Sustainable Homes.

Energy Performance

The affordable homes will need to comply with the relevant standards set out in Part L (Conservation of fuel and power) of the Building Regulations.

Summary

I do not support the application as proposed by the applicants and would require revisions as set out in this response before I reconsider my assessment of this outline application.