

**PLANNING REF: LU/116/13/ - Hollyacre Farm Toddington Littlehampton –
PLANNING APPLICATION**

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 24 SEPTEMBER 2013**

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 764 affordable homes completed at September 2013, the Council still has a strong demand for all types of affordable housing with over 1,100 households on the housing register at September 2013. Affordable housing will normally be for rent, shared ownership or low-cost market housing.

Scheme viability

The Council's Interim Affordable Housing Policy requires that developments of 15 or more units should aim to provide for an on-site affordable housing provision of 30%.

In their application the developer has proposed that 16 (25%) of the dwellings should be for Affordable Rent. This level of provision would not normally be acceptable, but in this case the developer has provided a detailed viability report which demonstrates to my satisfaction that the scheme would not provide a sufficient return to either the land owner or developer if we required 30% affordable housing to be provided on-site. Therefore 25% affordable housing is a reasonable provision for this application.

The developer is currently negotiating transfer terms with one of the Council's preferred register partners which may result in some of the open market homes being made available for affordable housing. This would be additional affordable units secured above the requirements of the s106 agreement.

Housing need

The number of households on the Council's housing register who have selected Littlehampton as their priority area for housing is 293. This is split into the following housing needs bands A: 33, B: 48 and C: 212 (A is the highest level of housing need and C the lowest).

Property sizes design and mix

The applicants have indicated a mix of 2 and 3 bed houses for the affordable homes which is acceptable and meets the Council's needs from the housing register.

Summary and support

The Council has a housing strategy target to enable the delivery of 1,000 affordable homes by 2015. This scheme would make a valuable contribution towards the Council's affordable housing requirements over the next couple of years and beyond.

I support the application subject to the comments in this response.