

PLANNING REF: LU/223/14/PL
Land to the north of 52 – 67 Greenfields Littlehampton

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

Arun District Council Housing Strategy – Raise the Roof

The Council's affordable housing strategy for the period 2010 - 2015 is 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 August 2014. 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

Unusually this application of eight dwellings will provide 100% affordable housing which is most welcome.

Proposed tenure mix

The tenure mix will be for 8 dwellings for social rent which is a tenure that has proven very difficult to deliver over the past few years. This application will provide homes that will actually be affordable to tenants and is most welcome.

Affordable housing provider

Arun District Council Housing Service.

Recommended Affordable Housing Mix by dwelling size

The proposed dwelling mix of 8 x 2 bed houses is acceptable.

Housing need

There are currently 263 households on the Council's housing register who have selected Littlehampton as their first choice area for housing within the Arun District. These households are in the following housing bands;

Band A – 36
Band B – 47
Band C – 180

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 dwellings in this application meet both the Council's and the HCA's minimum internal space standards.

Sustainability

Although there is no longer a requirement for affordable housing to meet any specific level of the Code for Sustainable Homes (CfSH) the dwellings in this application are designed to achieve Level 3 of the CfSH.

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 support this application.