

PLANNING REF: LU/44/14
Kingley Gate Courtwick Lane Phase B

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 3 April 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 S106 agreement requires 27% affordable housing to be provided which is being achieved in this application.

Proposed tenure mix

The tenure mix as set out in the S106 agreement for 65% Affordable Rent and 35% Intermediate Housing (shared ownership) is achieved in this application.

Affordable housing provider

As prescribed in the S106 agreement.

Recommended Affordable Housing Mix by dwelling size

I am pleased the applicants have included 2 Wheelchair Accessible flats in this application which is welcomed.

I welcome that all the 2, 3 and 4 bed houses are Lifetime Homes Standard.

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%

The inclusion of 23 flats (1 and 2 bed) is not acceptable and does not meet the housing needs of applicants on the Council's housing register.

In general terms I would suggest a reduction in the total number of flats and more 2 bed 4 person houses. I would also suggest a reduction in the number of 3 bed houses with a greater proportion of 2 bed 4 person houses.

Housing need

There are currently 279 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 – 21
Band B – 49
Band C – 209

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

Whilst I welcome many aspects of the application, especially the high proportion of Lifetime Homes Standard dwellings and the provision of two fully Wheelchair Accessible flats, I do not support this application in its current form due to the high proportion of flats as proposed and the high number of 3 bed houses.