

**PLANNING REF: Y/10/13 LAND SOUTH OF FELLOWS GARDENS
YAPTON BN13 OHW – PLANNING APPLICATION**

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 6 June 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. 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 812 affordable homes completed at March 2014, the Council still has a strong demand for all types of affordable housing with over 1,100 households on the housing register at June 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 is generally agreed by way of a legal agreement.

Scheme viability

The applicants have adhered to the Council's Interim Affordable Housing Policy adopted on 18 August 2010. This requires that from developments of 15 or more units an affordable housing provision of 30% across the board should be required of developments.

In their outline application the applicants have proposed that up to 10 of the dwellings should be affordable homes which is acceptable.

Property sizes design and mix

The applicants have indicated a mix of 5 x 2 bed houses and 5 x 3 bed houses in their application for the affordable homes which is acceptable.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership.

Space Standards

The Council approved its Local Plan in February 2014 including a Design Policy.

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 for England which were published in March 2014. The

applicants have presented a scheme would ensure that all of the affordable housing units comply with these revised standards, which would be acceptable despite falling slightly short of Arun's space standards for some dwelling types.

Sustainability

There is no longer a requirement for affordable homes 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.

Registered Provider

The Council operates a preferred registered provider system details of which can be made available upon request to the Housing Strategy and Enabling Manager. The Council cannot mandate a developer to work with one of its preferred registered providers, but only schemes from these providers will be supported to the HCA.

Summary

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