

PLANNING REF: Y/99/13
Land to the North and East of St. Mary's Church Yapton

**COMMENTS FROM ANDY ELDER - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL – 19 February 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, with over 800 affordable homes completed at January 2014, 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 applicants have stated that it is their intention to provide up to 30% (75) affordable homes which would be in accordance with the Council's Interim Affordable Housing Policy.

The applicants have proposed a tenure split of 80% rent and 20% shared ownership which is acceptable.

Affordable housing provider

It would be a standard practice for the developer to transfer the affordable housing to a registered provider.

However, an alternative delivery option for consideration would be for the landowner to establish a Community Land Trust (CLT) which would accept the transfer of the land from the owner and facilitate/develop the land on behalf of the community funded by a capital sum provided by the current landowner from the housing sale which would accompany the transfer and enable the land to be developed in a manner agreed by a CLT on behalf of the local community.

Recommended Affordable Housing Mix by dwelling size

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%

These proposed housing types should be carefully considered by the applicant.

Housing need

There are currently 20 households 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 - 13

Summary

I support the outline application in its current form.