

LDC HOUSING WORKING PARTY

REVIEW OF AFFORDABLE HOUSING PROVISION: ROLE OF THE DEVELOPMENT TEAM APPROACH (or “One Stop Shop” for Development Consents)

Report to HWG meeting: 13 October 2008

- 1 We were asked to consider the role of the “Development Team Approach” in ensuring that major development proposals in Lewes District give due consideration to provision of affordable housing, alongside other development issues.
- 2 This approach requires early engagement of developers with LDC as a housing authority and with the registered social landlords, who can plan, fund and deliver the appropriate mix of housing types and tenures to meet local needs.
- 3 LDC already has a “One Stop Shop for Development Consents” arrangement, which was introduced in March 2006 to provide a more integrated service to developers proposing major developments, who may be faced with the need to secure a range of consents from planning permission to building regulation to licenses for alcohol sales and public entertainment.
- 4 A copy of the One Stop Shop web pages is attached as Appendix A. As currently drafted, it does not make any reference to provision of affordable housing. This oversight needs to be rectified.
- 5 We have updated the web pages to bring consideration of affordable housing into “One Stop Shop” discussions right from the start. In doing so, we have taken account of relevant background documents circulated to the Working Party (particularly Nos. 9, 11 and 12c). Updated text is shown as coloured tracked changes in Appendix A.
- 6 We recommend that:
 - (a) The updating changes in Appendix A be agreed and incorporated on the Council’s web site and in a new leaflet, which can be supplied at the outset of discussions on major developments.
 - (b) The web pages be made easier to find on the Council’s web site by appropriate links to improve navigation.
 - (c) Update Interim Supplementary Planning Guidance on provision of affordable housing as part of new residential development, to include reference to the importance of the development team approach and, where affordable housing provision is contested, development appraisal, in delivering more affordable housing.

Cllr Patricia Bennett, Cllr James Page, Lindsay Frost

30 September 2008

