

From: Andy Elder
Sent: 28 November 2017 11:04
To: Planning.Responses
Cc: David Easton; Satnam Kaur
Subject: RE: Planning Consultation on: AB/77/17/PL

Please find attached my consultation response to this application.

Andy Elder | , Housing Strategy and Enabling Manager

Services Directorate, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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PLEASE NOTE MY WORKING DAYS ARE MONDAY TUESDAY AND WEDNESDAY

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 08 August 2017 12:03
To: Andy Elder
Subject: Planning Consultation on: AB/77/17/PL

To: F A O Andy Elder - Strategy Department

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Planning Permission

APPLICATION NO: AB/77/17/PL

Registered: 7th August
2017

Greenhurst Fitzalan Road Arundel
BN18 9JS

Grid Reference: 501938 106902

Description of Works: Demolition of existing dwelling & buildings. Erection of a block of 45 sheltered apartments for the elderly (comprising 21 x one bedroom apartments and 24 x two bedroom apartments age restricted to 60 years and over); with associated access, electric buggy/cycle store, refuse bin store & 34 parking spaces. This application affects the character & appearance of the Arundel Conservation Area.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 07-SEP-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

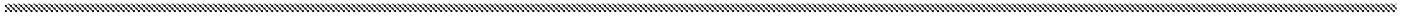
In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer



PLANNING REF: Blastreat and Greenhurst Fitzalan Road Arundel BN18 9JS

**CONSULTATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER
ARUN DISTRICT COUNCIL**

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site. The applicants have failed to provide a proposed scheme to meet this policy requirement

Viability

The Council has referred the applicant's developer viability appraisal to our independent advisors for a detailed review and stress testing of the various assumptions set out in the appraisal. A report has been received from our advisors which has considered all aspects of the applicants appraisal. The report has indicated that the commuted sum offered by the applicants, payable in lieu of on-site affordable housing, is insufficient.

Summary

I object to the application as it fails to meet the Council's Affordable Housing Policy requirements.