

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 October 2017 08:29
To: Planning Scanning
Subject: FW: Planning Consultation on: AL/102/17/RES
Attachments: AL-102-17-RES Land at Nyton Road and Northfields Lane Westergate.doc

From: Andy Elder
Sent: 09 October 2017 15:38
To: Planning.Responses
Cc: David Innes; Satnam Kaur
Subject: Planning Consultation on: AL/102/17/RES

Please find attached my consultation response in respect of this application.

Kind regards,

Andy

Andy Elder | , Housing Strategy and Enabling Manager
Services Directorate, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

PLEASE NOTE I DO NOT WORK ON THURSDAY OR FRIDAY

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



Save the environment - think before you print.

Sent: 18 September 2017 10:33
To: Andy Elder
Subject: Planning Consultation on: AL/102/17/RES

To: F A O Andy Elder - Strategy Department

NOTIFICATION FROM ARUN DISTRICT COUNCIL
The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 6

Approval of Reserved Matters Following Outline Approval

APPLICATION NO: AL/102/17/RES

Registered: 15th September
2017

Site Address: Nyton Nursery Nyton Road Westergate
ALDINGBOURNE PO20 3UQ

Grid Reference: 493948 105704

Description of Works: Application for approval of Reserved Matters for the demolition of existing glasshouses, bungalow, stables & outbuildings & residential development of 268 dwellings incl 30% affordable housing (incorporating 60 senior living units) with associated access, public open space & landscaping

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 19-OCT-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 David Innes who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

PLANNING REF: AL/102/17/RES

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 propose to provide a policy compliant scheme comprising of 30% affordable housing on-site incorporating 60 senior living units and 20 other affordable homes.

Tenure

The tenure of the affordable housing as proposed will be split 50% Affordable Rent and 50% shared ownership which is acceptable to the Council.

Housing and care need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2017 there were 1,228 households in housing need on the Council's housing register.

The Council has in partnership with West Sussex County Council to identify the extent of the care needs locally for an extra care housing scheme. There were 333 residents identified as potentially requiring extra care housing in the Westergate area, a proportion of whom may prefer to buy rather than rent so a blended scheme providing Affordable Rent and shared ownership would be desirable.

S106 considerations and Affordable Housing Agreement

The Council would request that the applicants engage with one of our preferred registered partners or an approved non registered partner for the acquisition of the affordable housing.

It is noted and supported that HousingandCare21 may be able to acquire the extra care housing scheme comprising of 60 dwellings.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Summary

In terms of the provision of affordable housing there is no objection in principle.

The inclusion of an extra care housing scheme for affordable housing is fully supported by the Council.