






From: Andy Elder
Sent: 22 September 2017 08:44
To: Claire Potts
Subject: RE: East of Orchard Gardens AL/111/16/OUT

Claire,

My comments on these Heads of Terms are as follows, if the applicant's want a meeting with me that would be fine;

12) I would not recommend that we condition any affordable housing Planning Obligation this should be set out in the S106 Agreement;

16) Do not qualify the Planning Obligation as 'subject to viability' the applicants in the first instance should be presenting a policy compliant scheme.

The overall dwelling mix for the affordable units as proposed is acceptable.

The proposed tenure split for the affordable housing is acceptable.

I very surprised to see a reference to a 45% cap on the transfer value of the affordable housing to affordable housing providers, I put this in to the Interim Affordable Housing Policy in 2010, but in practice this became obsolete with the introduction of the Affordable Rent regime. I have no objection to its inclusion but I seriously doubt the applicants are fully aware of the consequences of its inclusion as it will significantly reduce their capital receipt on the sales of the affordable units.

If the units were to be eventually subject to a commuted sum, payable to the Council in lieu of any on-site affordable housing, the sum should be £80,000 for each foregone unit as per the valuation recommendation set out in the 2017 Local Plan Viability Report. I would not accept £45,000.

I hope these comments are helpful but please let me know if you need anything more from me at this stage.

Kind regards,

Andy

Andy Elder | , Housing Strategy and Enabling Manager

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From: Claire Potts

Sent: 21 September 2017 13:31

To: Andy Elder

Subject: East of Orchard Gardens AL/111/16/OUT

Andy,

Please see attached draft Heads of Terms for the above application. Please could you review the affordable housing section and let me know if what they are suggesting is acceptable?

They have added the words 'subject to viability' which is not acceptable. If you could respond as soon as possible that would be helpful.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Directorate of Place, Arun District Council | First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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