

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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Our priorities...



Improving the
wellbeing of Arun



Delivering the
right homes in
the right places



Supporting our
environment
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Fulfilling Arun's
economic potential



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From: Michael Tucker [REDACTED]

Sent: 21 May 2025 11:20

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Richard Tomkinson <Richard.Tomkinson@arun.gov.uk>; Tim Whelan <Tim.Whealan@arun.gov.uk>

Subject: Re: AL/143/24/RES - reserved matters for 93 dwellings on land west of Lidsey Road (following AL/129/21/OUT)

Good Morning Simon,

Apologies this one seems to have slipped through the net for me!

I agree with your summary comments; the developer has clearly engineered the mix to have the least impact on their profits.

The SO mix is indeed skewed too far in the smaller property direction and I would recommend that the Affordable Rental units are also slightly adjusted to maximise the opportunities for a couple more family rental homes of which Arun is in desperate need.

This would also make the Affordable Rent units more likely to attract an RP as they often reject sites that have too few units included.

They would need to switch a few of the house types to balance out the mix to satisfy the Affordable Housing Policy SP 2 requirement as set out in the Arun District Plan of 75% Affordable Rent and 25% Shared Ownership and the split the unit mix as follows:-

Affordable Rent

8 x 1-bed AR (40%)

6 x 2-bed AR (30%)

4 x 3-bed AR (20%)

2 x 4-bed AR (10%)

21 units (75% of overall total)

and

Shared Ownership incl. First Homes

2 x 1-bed SO (33%)

2 x 2-bed SO (33%)

2 x 3-bed SO (17%)

1 x 4-bed SO (17%).

7 units (25% of the overall total)

Please do let me know if I can assist further.

Best

Mike

Michael. W. Tucker

Housing Development & Enabling Officer

Please note that I work part time Tuesday to Thursday 9.00am - 5.30pm

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 20 May 2025 16:59
To: Michael Tucker <Michael.Tucker@arun.gov.uk>
Cc: Richard Tomkinson <Richard.Tomkinson@arun.gov.uk>; Tim Whelan <Tim.Whealan@arun.gov.uk>
Subject: AL/143/24/RES - reserved matters for 93 dwellings on land west of Lidsey Road (following AI/129/21/OUT)

Dear Mike,

This application is going to Committee on 11th June and my report currently states:

The affordable housing is wholly in the northern area of the site (north of the main spine road) but is in small clusters and mixed amongst similar clusters of market housing, so this is acceptable. The flatted building is solely within the affordable tenure but there are reasons why tenures cannot be mixed in a single flatted building. It is positive that not all of the terraced dwellings are in the affordable tenure as this ensures the terraced houses are not just seen as affordable (which is often the case with large developments).

And

The affordable housing mix comprises: 8 x 1-bed AR (40%), 7 x 2-bed AR (35%), 4 x 3-bed AR (20%) & 1 x 4-bed AR (5%); and 2 x 1-bed SO (25%), 5 x 2-bed SO (63%), 1 x 3-bed SO (12%) & 0 x 4-bed SO (0%). The AR mix is acceptable, but the proportions of the SO mix are skewed too much in favour of smaller accommodation. However, the Council's Affordable Housing Manager has not provided any comments on this matter and again, it must be recognised that the Policy H DM1 does not proscribe a particular mix. Given this it would be difficult to justify a refusal on grounds of the affordable housing mix.

(where SO is Intermediate/Shared Ownership/First Homes)

You were consulted on 15/01/25 and Neil has asked that I chase you to provide your comments so that they can be included in the report.

Kind Regards

Simon

Simon Davis MRTPI
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