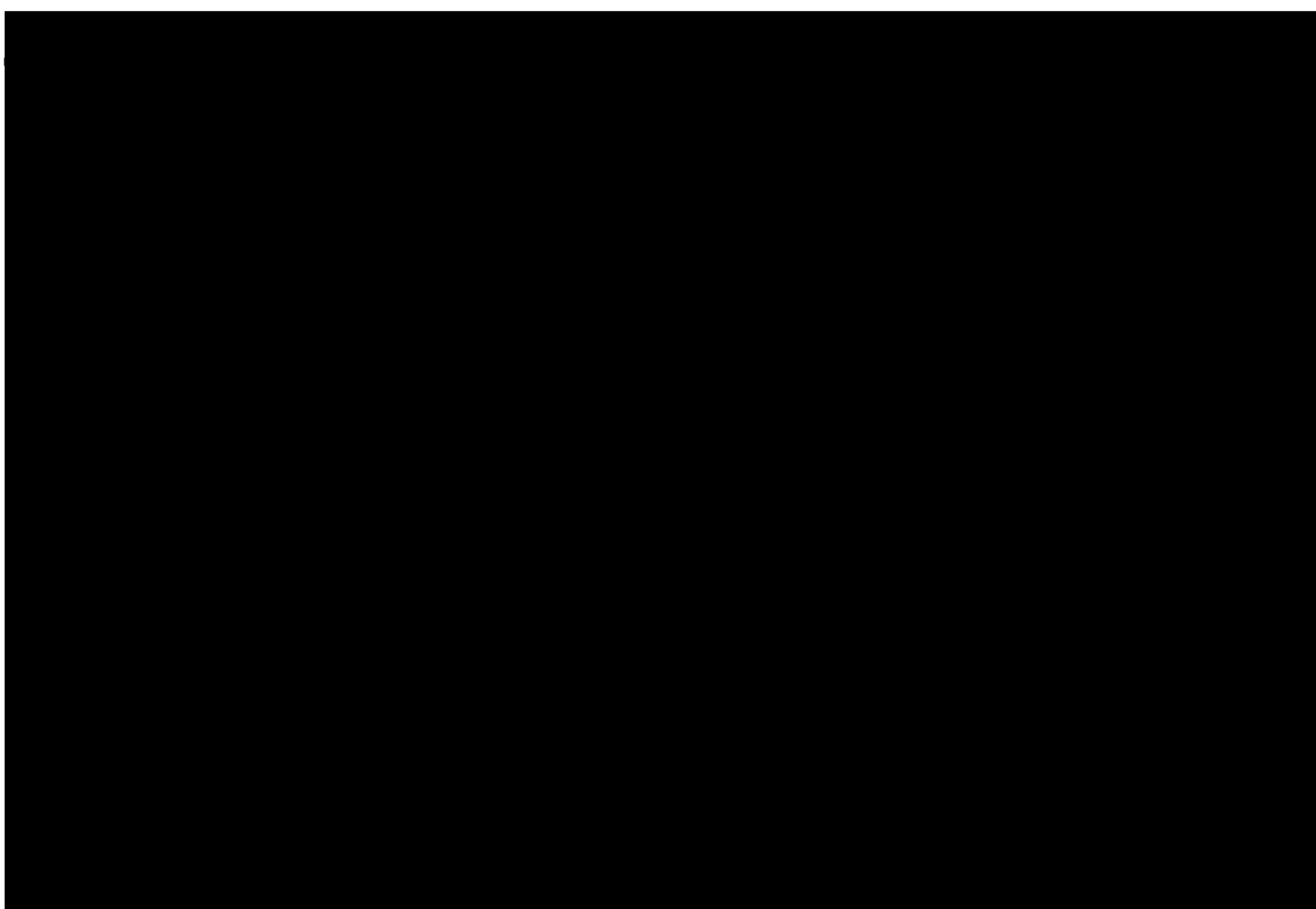




From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 05 October 2021 16:30
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/110/21/PL - BMW House, Chandlers Garage Ltd DSP21419P

Please upload onto Ocella the email below which is a further consultation response from **ADC Housing** to **A/110/21/PL**.

Thanks,

Michael

From: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Sent: 05 October 2021 15:59
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: A/110/21/PL - BMW House, Chandlers Garage Ltd DSP21419P

Michael,

With reference to the attached viability review for BMW House.

Our preference is for on-site provision. However, we accept the findings of the viability review which in paragraph 4.1.5 shows that when reducing the profit level to 17.5%, the scheme produces a surplus ('residualised amount') of £779,898 to be paid to the Council as a commuted sum in lieu of onsite affordable housing.

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

From: Emily Hatch [REDACTED]
Sent: 20 September 2021 15:01
To: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Cc: Richard Dixon [REDACTED]; Rob [REDACTED] helena [REDACTED]
[REDACTED] Nick Molyneux [REDACTED] Michael Eastham
<Michael.Eastham@arun.gov.uk>
Subject: A/110/21/PL - BMW House, Chandlers Garage Ltd DSP21419P

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Dear Arjan

With apologies for the delay, please find attached DSP's review of the applicant submitted Affordable Housing Viability Report, together with the development appraisals. PDF summaries of the appraisals can be found annexed to our report.

Our trial appraisal includes a capital contribution from ground rents and our report conclusion is on the basis, however, together with other assumptions, this may not be accepted by the applicant team.

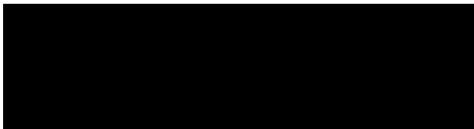
Should you have any comments or queries, please do not hesitate to get in touch.

Kind regards
Emily

Emily Hatch LLB (Hons) – Consultant
Working days – Monday – Thursday 9am – 2.45pm



Local Plan Viability | CIL Economic Viability | Affordable Housing Viability | Strategic & Site Specific Viability



Elm House | Tanshire Park | Shackleford Road | Elstead | Surrey | GU8 6LB

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