

PLANNING REF: A/114/18/PL – Dappers Lane, Angmering

**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 are proposing to provide 0 dwellings for affordable housing which does not meet this specific policy requirement. The Council's Affordable Housing Policy extends to impact C2 developments, as the proposal is acknowledged to be, and not just C3 use.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at November 2018 there were 890 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

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

Summary

I object to the application as currently presented.

To meet the requirements of the council's Affordable Housing policy the applicants will need to either provide;

- a) 30% (21 units) of affordable housing on-site as part of the development with the tenure as above;
- b) Provide 21 units for affordable housing elsewhere in the district as part of a bespoke application;
- c) Agree a Planning Obligation set out in the S106 Agreement to pay a commuted sum of £1,680,000 (21 x £80,000) on commencement of the development in lieu of providing on-site affordable housing.

Consultation response from Housing Strategy and enabling manager.

From: Anita Gardner
Sent: 08 November 2018 12:10
To: Planning.Responses
Subject: FW: Land at Dappers Lane - A/114/18/PL

Please treat as a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Arjan De Jong
Sent: 08 November 2018 11:26
To: Anita Gardner
Subject: RE: Land at Dappers Lane - A/114/18/PL

Hi Anita,

Comments attached as requested.

Arjan

From: Anita Gardner
Sent: 05 November 2018 13:11
To: Arjan De Jong
Subject: FW: Land at Dappers Lane - A/114/18/PL

Hi Arjan,

Please can I have your comments on the attached viability statement with regard to the affordable housing requirements? The agents have requested that it is forwarded to Dixon Searle for independent review. I await your advice.

Regards

Anita.

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From: [REDACTED]
Sent: 05 November 2018 13:01
To: Anita Gardner
Cc: Anna Gillings; Sam Rous
Subject: RE: Land at Dappers Lane - A/114/18/PL

Dear Anita

Thank you for your email and the update on Broadleas.

We will respond in more detail to your comments regarding the access and red line of the site as soon as possible but just briefly, one of your points states that no viability report has been submitted. This was sent separately as a confidential report which was posted to the council onto a disc as specified in the accompanying letter of 25th July. I have attached a copy of the report to this email for your further reference.

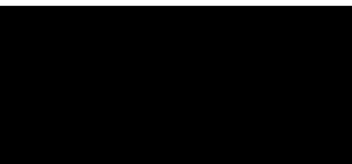
I trust this addresses your query regarding the s106 and that consultation with the consultants to review this can be progressed.

I look forward to hearing from you regarding the consultation responses within the next two weeks.

Kind regards

Emma Patchell
Senior Planner

Gillings Planning



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Planning

Please note that my working days are Monday – Thursday and Friday Morning's. If you require an urgent response on Friday afternoon's please contact Hannah Coward, our Office Manager, on [REDACTED]



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 02 November 2018 16:28
To: [REDACTED]
Subject: FW: Land at Dappers Lane - A/114/18/PL

Dear Emma,

I apologise that I have not responded to your phone calls, but I have communicated with you by e-mail when I have had the opportunity. I have an extremely high case load and most of it is urgent. I am working on my applications in date order and unfortunately yours is not as old the others I have been prioritising.

I respond to your comments as follows:

- Shared access – Whilst County Highways have advised that the approved access is appropriate we will not be recommending approval of the application without the access being shared with the allocated development to the north and feel confident that even if this was the only reason for refusal it would be defensible at appeal. The proposal would be refused on the basis of non-compliance with Paragraph 15 of the NPPF which states that the planning system should be plan-led. The previous approval was granted prior to adoption of the Local Plan within a different policy framework. We now have a Local Plan and a strategic plan for the development to the north. If the sites are not comprehensively developed this material consideration will form a reason for refusal. The previous approval is not a fall back position for the current proposal, it is for a different form of development.
- I am aware that Shoosmiths and Jeremy are in correspondence regarding the Red line of the site. Until this matter is resolved it is not clear that this is a valid application and I am unable to provide any guidance as to when determination of the application is likely.
- Regarding your query relating to the s106 contributions there is no viability report submitted with the application. Without one I cannot forward any details to our consultants to review.
- There has still been no response from the Arborist, Landscapes, Affordable Housing Manager and Environmental Health? I have chased for replies and anticipate that their comments will be received within the next 2 weeks.

Regards
Anita Gardner

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From: [REDACTED]
Sent: 31 October 2018 14:02
To: Anita Gardner
Cc: [REDACTED]
Subject: RE: Land at Dappers Lane - A/114/18/PL

Dear Anita

Myself and Anna have attempted to speak to you on numerous occasions regarding the application at Broadlees, Dapper's Lane.

We have both left voicemail messages for you to return our calls but to date none of these have been returned and despite the application being 14 weeks through I don't believe either of us have spoken with you as yet. I do appreciate that you have been on leave recently but a brief discussion regarding the progress of the application would be very helpful.

Please could you contact us in respect of the issues previously raised? To summarise we are seeking confirmation on the following points:

- Shared access –the County Highways has confirmed that the approved access is appropriate. You have previously indicated that you would respond in writing on this point. We look forward to hearing from you, in order to respond. We are unable to move this matter forward until your response is received
- Red line of the site –Shoosmiths and Jeremy are in correspondence as you are aware
- CCG response – We have had discussions directly with Simon and emails have confirmed the contribution required. We would welcome discussions on the s106 plan, including the viability review. Could you confirm please that the review has now been instructed in order to move this on?
- Has there been any response from the Arborist, Landscapes, and Environmental Health? Please can you advise regarding this and when a response is anticipated particularly as the application is now 14 weeks through the process.

An extension of time has now been agreed until 30th November 2018 to enable all matters to be resolved. However, we are unable to do so without your substantive response. If the application is to be determined by committee, I assume this will be on 12th December and I welcome confirmation of this.

I look forward to hearing from you.

Kind regards

Emma Patchell
Senior Planner

Gillings Planning



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From: Emma Patchell

Sent: 25 October 2018 11:35

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Cc: 

Subject: RE: Land at Dappers Lane - A/114/18/PL

Hi Anita

Further to my voicemail earlier this week and Anna's email below of the 17th October.

Thank you for agreeing an extension of time until 30th November.

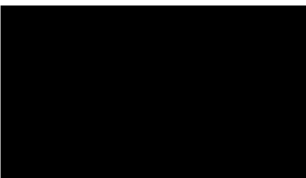
I would however really appreciate it if you could please contact me regarding the issues raised in the email below? Myself and Anna have left various voicemail messages. It would be very helpful if you could please return our calls so that we can discuss the proposal with you further.

Kind regards

Emma Patchell

Senior Planner

Gillings Planning



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 18 October 2018 10:11
To: [REDACTED]
Subject: RE: Land at Dappers Lane - A/114/18/PL

Dear Anna,

I am happy to agree to an extension of time on the application until 30th November and will ensure our records are altered accordingly.

I note the revised comments from the CCG. I am still awaiting the comments of our affordable housing officer, in the first instance, prior to instructing consultants to review the viability.

Regards

Anita Gardner

[Anita Gardner](#) | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: [REDACTED]
Sent: 17 October 2018 16:50
To: Anita Gardner
Cc: [REDACTED]
Subject: Land at Dappers Lane - A/114/18/PL

Hi Anita

Further to my voicemails, I would be grateful if you could contact me to discuss the application.

- In respect of the shared access – you will have noted the County Highways response which confirms the approved access is appropriate for this use. You indicated you would respond in writing on this point. We look forward to hearing from you, in order to respond. We are unable to move this matter forward until your response is received.

- In respect of the red line – these discussions are still ongoing between Shoosmiths and Jeremy, and I will copy you in on the correspondence in the next day or so.
- In respect of the CCG response – I note this and will liaise directly with Simon (copying you in of course), and welcome discussions on the s106 plan, including the viability review. Could you confirm please that the review has now been instructed in order to move this on.
- We welcome the response from the Arborist, Landscapes, and Environmental Health as soon as these are received.

I note the determination date for the application is 24th October. As such, I suggest an extension **until 30th November 2018** to enable all matters to be resolved. I will welcome your confirmation of such (and that the application will not be prematurely determined).

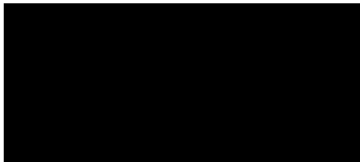
I look forward to hearing from you.

Kind Regards

Anna Gillings

Managing Director

Gillings Planning



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