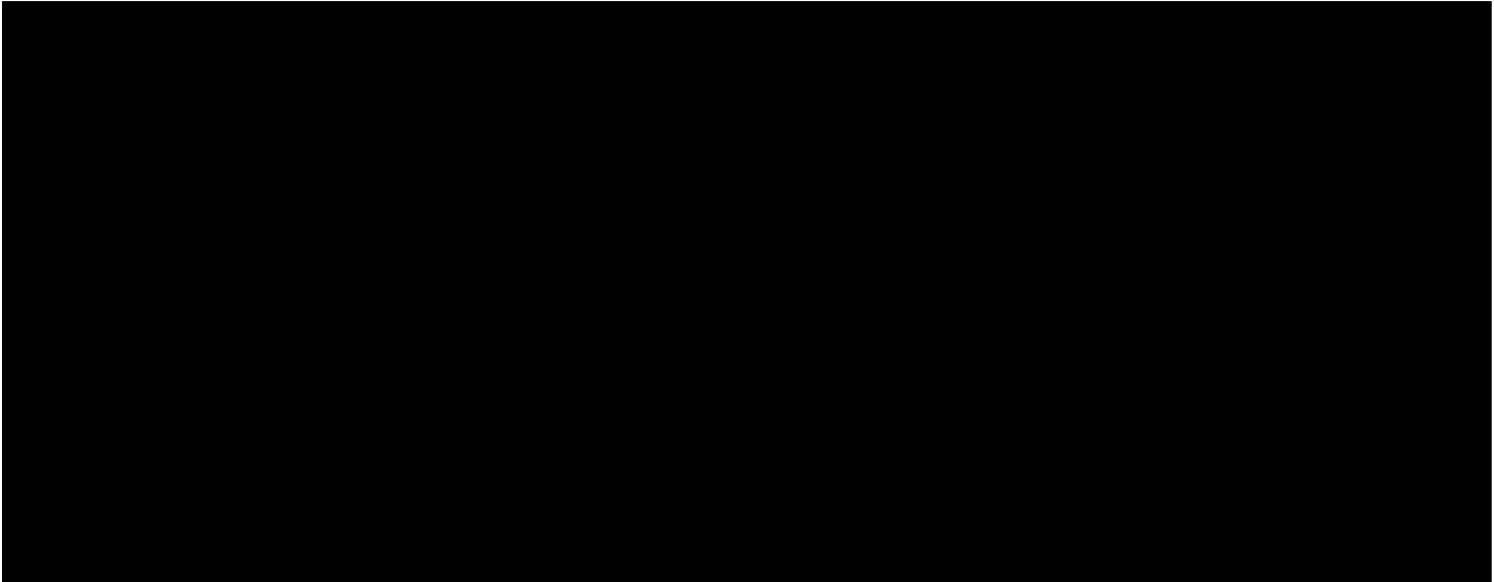




From: Arjan De Jong
Sent: 20 February 2019 14:59
To: Anita Gardner
Subject: RE: A/114/18/PL - Broadlees, Dappers Lane, Angmering - Viability Review - DSP18419H

Hi Anita,

Yes I accept the findings of the viability report and note that the suggested contribution is slightly higher at £52,407.

I agree with the suggestion that we should consider putting a review mechanism in place should the market change.

Best wishes,

Arjan

From: Anita Gardner
Sent: 20 February 2019 10:06
To: Arjan De Jong
Subject: FW: A/114/18/PL - Broadlees, Dappers Lane, Angmering - Viability Review - DSP18419H

Hi Arjan,

Here is the viability report we were waiting for. On this basis are you satisfied that no affordable housing provision is made?

Regards

Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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



Save the environment - think before you print.

From: Nick Molyneux [REDACTED]

Sent: 15 February 2019 12:16

To: Anita Gardner

Cc: Emily Hatch; helena; Imogen Mundy; Richard Dixon; Rob

Subject: A/114/18/PL - Broadlees, Dappers Lane, Angmering - Viability Review - DSP18419H

Dear Anita,

A/114/18/PL - Broadlees, Dappers Lane, Angmering - Viability Review - DSP18419H

Please find attached DSP's viability review of the above site, and please accept my apologies for the delay in getting this to you.

Overall we consider that the conclusions of the submitted report are reasonable – I found one discrepancy between the report and the appraisal, which I have amended and results in a slightly higher surplus than the £33,000 proposed by the applicant. Therefore we consider that a financial contribution of £52,407 would be more appropriate.

Given there is no affordable (and a low financial contribution) being proposed, you may wish to consider whether a review mechanism should be put in place in case the market has changed by the time the scheme is built.

I hope the above and attached are clear. If you have any questions, please do not hesitate to contact me.

Regards,

Nick

Nick Molyneux – Senior Consultant



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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