

From: planning.responses@arun.gov.uk
Sent: 24 April 2018 13:20
To: Andy Elder
Subject: Planning Consultation on: A/36/18/OUT

To: F A O Andy Elder - Strategy Department

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Outline Consent

APPLICATION NO: A/36/18/OUT

Registered: 15th March
2018

BN16 4ET

Grid Reference: 506639 105348

Description of Works: Outline planning application with some matters reserved for the erection of up to 200 dwellings with access, public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point from Arundel Road, one full-sized adult football pitch and the demolition of industrial units and one residential dwelling. Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 26-APR-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

CONSULTATION COMMENTS - HOUSING STRATEGY AND ENABLING

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 up to 60 homes (30%) for affordable housing which meets this policy requirement.

Tenure

The Council's required tenure mix of the affordable housing of 75% rented and 25% Intermediate housing has been challenged by the applicants.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at March 2018 there were 1,325 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants have presented a mix of affordable housing which is not consistent with the Council requirements as set out below.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable rented	35-40%	35-40%	15-20%	5-10%

Integration - The affordable housing should be integrated into the overall development to form clusters of no more than 20 dwellings.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners, the Council itself or an approved non registered partner for the acquisition of the affordable housing.

Summary

Objection.

The applicants have presented an application with fails to meet the Council's requirements for both tenure mix and dwelling size and types.