

From: Nigel Baldwin
Sent: 19 April 2017 09:45
To: Planning.Responses
Subject: RE: Planning Consultation on: A/44/17/OUT

Please find attached the comments from the Housing Strategy and Enabling service.

Nigel Baldwin | Housing Strategy & Enabling Manager | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37792 | External: +44 (0) 1903 737792 | E-mail: Nigel.baldwin@arun.gov.uk

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



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 23 March 2017 12:33
To: Nigel Baldwin
Subject: Planning Consultation on: A/44/17/OUT

To: **F A O Nigel Baldwin - 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

A/44/17/OUT

NO:

Registered:

13th March
2017

Site Address:

Land west of Brook Lane and South of A259 Angmering BN16 3JL

Grid Reference:

505052 103544

Description of Works:

Outline application (with all matters reserved) for demolition of existing buildings on site and the erection of a mixed use development comprising up to 90No. residential units and a care home (Use Class C2 and C3) & ancillary facilities,

including railway crossing, together with associated access, car parking & landscaping. Departure from the Development Plan. This application also falls within the parishes of Littlehampton & Rustington.

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 20-APR-17.

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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

**PLANNING REF: A/44/17/OUT LAND WEST OF BROOK LANE AND SOUTH OF
A259, ANGMERING**

OUTLINE PLANNING APPLICATION ADVICE

**COMMENTS FROM NIGEL BALDWIN - HOUSING STRATEGY AND ENABLING
MANAGER – ARUN DISTRICT COUNCIL**

Date – 13.4.17

The planning application as referenced above is proposing 90 new dwellings and a 72 bedroom dementia care home. The Housing Strategy and Enabling team's responses concerning the affordable housing are as follows:

Affordable Housing Policy requirements

It is noted that, in line with the Council's current affordable housing policy, the applicants agree to the provision of 30% affordable housing at the development and it is appreciated that the outline application is for up to 90 dwellings although this is not fixed at this stage. The exact number of affordable homes is therefore not known at this stage but based upon 90 the figure of 27 as suggested by the applicant, is agreed.

It is noted that the outline application is proposing both C2 and C3 residential accommodation. C2 accommodation does not necessarily mean that the affordable housing policy will not be applied, but in this case, because it is a genuine care home that is proposed which lacks a degree of permanence for the individual then the affordable housing policy will not be applied.

Securing the Affordable Housing

In the Affordable Housing Statement of March 2017 the applicants propose that a planning condition is used to secure the affordable housing. This is not supported by the Housing Strategy and Enabling team as affordable housing should be secured by reference to the land in perpetuity and it is noted that conditions are not normally used to secure the detail of the affordable housing.

Property mix

In the Design and Access statement which accompanies the outline planning application it is noted that 8 x 1 bed properties; 16 x 2 bed properties and 3 x 3 bed properties are proposed.

Although this mix is not quite in line with the latest evidence from September 2016 (see below) and is slightly skewed towards smaller properties this mix is supported.

	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%

Property tenure

In the Affordable Housing Statement, prepared by Dalton Warner Davis the matter of the tenure of the affordable housing is acknowledged by the applicants to be one for the Reserved Matters stage, to be agreed with the Local Planning Authority.

The statement in the Design and Access statement that the affordable housing is to consist of social rent and intermediate ownership is to be welcomed.

Design and Sizes

The affordable housing statement states that the location of the affordable housing will be agreed with the Council's Housing Strategy and Enabling Manager at the Reserved Matters stage. This is acceptable but the affordable housing should be integrated within the development and must be indistinguishable from the open market properties.

To reiterate, when the intermediate housing (shared ownership) dwellings are designated at the reserved matters stage they should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended.

S106 considerations

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

Summary

The principle of the provision of affordable housing is supported although not secured via a planning condition.