

From: Amanda Scholes on behalf of Planning.Responses
Sent: 13 March 2019 11:15
To: Planning Scanning
Subject: FW: Planning Consultation on: BE/29/19/PL and BE/37/19/PL
Attachments: BE-27-17-PL Land west of New barn lane, Bersted.doc

From: Arjan De Jong
Sent: 13 March 2019 10:46
To: Planning.Responses
Cc: David Easton; Satnam Kaur
Subject: RE: Planning Consultation on: BE/29/19/PL and BE/37/19/PL

Please find the Housing Strategy response attached.

From: [REDACTED]
Sent: 06 March 2019 13:21
To: Arjan De Jong
Subject: Planning Consultation on: BE/29/19/PL

To: F A O TBC- Strategy Department

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission APPLICATION BE/29/19/PL
NO:
Registered: 27th February 2019
Site Address: Land west of New Barn Lane Bersted
Grid Reference: 491571 101058
Description of Works: Erection of 99 No. dwellings together with landscaping, open space & associated works. Access to be taken from New Barn Lane(Alternative application).

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 04-APR-19.

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 [REDACTED]

Regards
Planning Officer

consultee_email

PLANNING REF: BE/29/19/PL and BE/37/19/PL – Land west of New Barn Lane, Bersted

**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 have proposed a development to comprise of 99 residential homes which includes 30% (30) affordable homes.

This proportion of affordable housing would meet the council's Affordable Housing Policy requirements in terms of the numbers required on-site, however, the Local Plan 2018 requires a tenure mix of 75/25% rented/intermediate.

The affordable size mix of predominantly 2 bed units accords with the housing needs assessment 2016. The affordable element also includes provision of 7 x wheelchair accessible units of varying sizes, which reflects national Planning Policy Framework 2018 guidance and ADC's recently adopted guidance on the provision of accommodation suitable for older people and with disabilities.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at March 2019 there were 922 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 provide 30% (30 dwelling units) of affordable housing on-site as part of the development with the tenure as 75% rented and 25% intermediate housing.