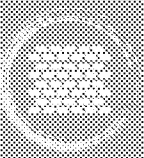


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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Philip Murphy [REDACTED]
Sent: 08 March 2023 16:46
To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: North Bersted Ref: BE/40/22/PL

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Daniel/Maria

I hope you are keeping well.

I wanted to let you know that Lovell attended a parish council meeting yesterday where the revised plans were discussed. I am pleased to say that there was overwhelming support from the parish, and they will be confirming such in writing to you shortly.

I recall from our previous discussions that Daniel confirmed the application could be determined under delegated powers if the Parish objection was removed – now that this is the case can you please confirm that a delegated decision can be made?

I understand that the re-consultation commenced around the 20 Feb, and therefore the 21 days will be expiring shortly. To date no objections or further comments have been raised. Given that the application has been with the Council for almost 12 months, Lovell is keen to see the application determined as swiftly as possible. Can you please confirm that the Council will proceed to prepare the officers delegated report and determine the application next week following completion of the consultation period?

Could I also please ask that the Council issue a draft set of planning condition for review?

Finally, you will be aware that the planning application explains how Vacant Building Credit is applied to the proposed development, consistent with the NPPF (see Document 3 in the Planning Statement). In summary, the position is as follows:

- VBC was introduced by Government to provide an incentive for brownfield development on sites containing vacant buildings. Paragraph 64 of the NPPF (July 2021) states: *"To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount" (ie equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.*
- The process of determining VBC is set out in Paragraph 027 (Reference ID: 23b-027-20190315) of the NPPG, which explains outlines: *"Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided."*
- The NPPG confirms that VBC applies where the existing building has not been abandoned. Paragraph 028 (Reference ID: 23b-028-20190315) identifies relevant circumstances that should be taken into account. Each of these factors is directed at ensuring that site promoters do not deliberately let a building it run to neglect in a bid to reduce affordable housing contributions. This is clearly not the case for this site. Consideration against the points in the NPPG is provided in Document 3 which confirm that the building has not be abandoned.

- The NPPG sets out the formula for calculating VBC at Paragraph 027, namely: *(Difference between proposed and existing floorspace / proposed floorspace) x policy requirement*
- In this case, the floorspace of the existing school building measures 1,112sqm GEA, whilst the Proposed Development measures 2,153.5sqm GEA. Therefore, applying the formula, the following is relevant:

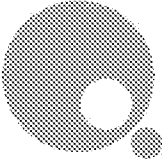
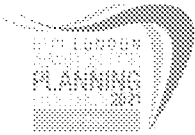
$$(2,153.5sqm - 1,112sqm) / 2153.5sqm * 30 = 14.7\%$$
- Based on the terms of the NPPF and NPPG, the affordable housing requirement of the proposed development when the VBC is applied is 14.7% (equating to 2.94 units)

I would be grateful if you could confirm this will be reported in the officers delegated report?

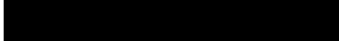
I look forward to your response to the above – might it assist to arrange a brief call to chat any matters through, I can be available at any point this Friday 10 March for a call – what suits your diary?

Many thanks

Phil

Philip Murphy
Senior Director




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