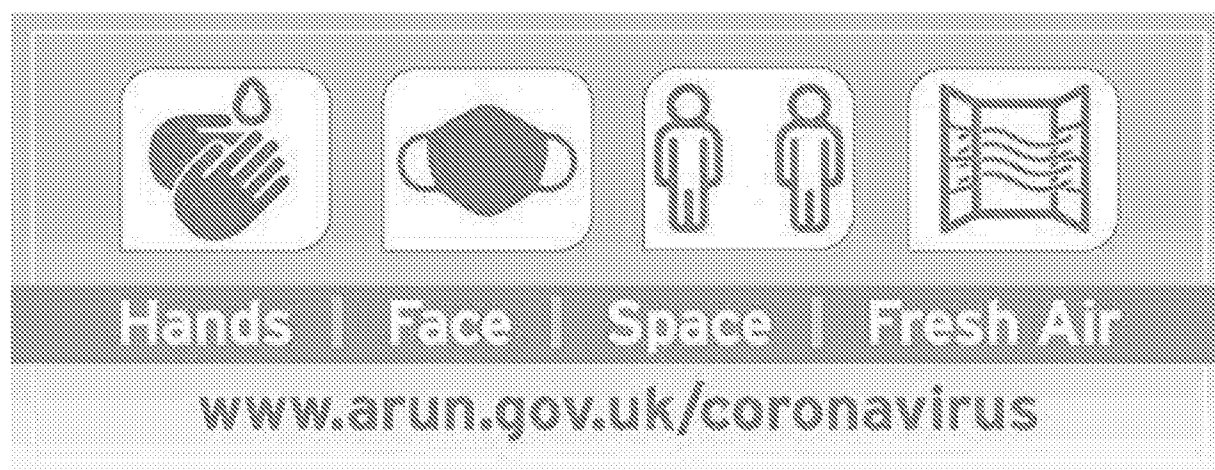


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From: Peter Cleveland [REDACTED]

Sent: 27 May 2021 15:26

To: James Cross <James.Cross@arun.gov.uk>

Cc: Ellie White [REDACTED] 'Mark Penfold' [REDACTED]

Subject: RE: Warwick Nursery - Affordable Housing

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Dear James

Further to our discussion on the affordable housing tenure split, I would make the following points:

- Given the scale of development, we are discussing a difference of 1.5 dwellings within the tenure split. In the context of the wider site, this is considered to be a minor deviation from the overall quantum of affordable housing expected to be delivered under the wider BEW allocation.
- The proposed affordable homes are all of a high standard and fall within the definition of the NPPF. The proposal is also supported by the Council's Housing and Enabling Officer.
- The wider BEW allocation is also expected to deliver an additional 1,300 homes than the original allocation expected. With that, the overall affordable housing provision will be significantly increased.
- We are proposing an additional clause in the Affordable Housing cascade for the S106, which adds in an extra step to give opportunity for intermediate tenure to be delivered, should the rented units not be taken up. This is an additional stage, which is not a standard requirement of the District Council.
- In light of the HLS position, and on balance, it is considered that the very minor deviation from the tenure split recommendation in the Local Plan, would not be significant and the overall benefit of on-site affordable housing be considered of great benefit.

I trust this provides you with sufficient justification to allow the minor deviation in tenure.

Should you wish to discuss this further, please do let me know.

Kind regards,
Peter