

Recommendation Report for Application for Approval of Details To Satisfy An Obligation

REF NO: BN/169/24/AOO

LOCATION: Land South of Barnham Station
Barnham

PROPOSAL: Application to approve Schedule 1, Clause 2.2 (affordable housing scheme) in the Section 106 dated 03.12.21 (as amended) in relation to planning permission BN/142/20/OUT.

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has considered the details you have submitted in order to satisfy an obligation under Schedule 1, Clause 2.2 (affordable housing scheme) in the Section 106 dated 03.12.21 (as amended) in relation to planning permission BN/142/20/OUT.

The details you have submitted comply with this clause which states: "Not to commence construction of any units on a Phase on which Affordable Dwellings are to be provided until the Affordable Housing Scheme has been submitted (whether or not as part of an application for Reserved Matters Approval) to and approved by the Council". The details that satisfy this clause comprise:

- Site Layout Tenure Plan - 241001/05/TP Rev A1
- Site Layout Tenure Plan - 220615/05/TP Rev N

REASON FOR DECISION

The information has been reviewed by David Easton (Strategic Development Team Leader at Arun District Council) and meets the requirements of Schedule 1, Clause 2.2 to provide an affordable housing scheme which shows the location, dwelling type, and tenure of all affordable housing.

To fully comply with the obligation the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again. Please note this letter does not constitute a formal discharge of the obligation under Section 106A of the Town and Country Planning Act 1990.

RELEVANT SITE HISTORY

BN/142/20/OUT	Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close,	Refused 23-02-21
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associated infrastructure & landscaping & demolition of existing buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

Appeal: Allowed+Conditions
05-01-22

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE