

## Sandra Edwards

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 09 August 2017 09:03  
**To:** Planning Scanning  
**Subject:** FW: Planning Consultation on: BN/28/17/RES  
**Attachments:** BN-28-17-RES Lillies Caravan Park Barnham.doc

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**From:** Andy Elder  
**Sent:** 08 August 2017 09:30  
**To:** Planning.Responses  
**Cc:** Simon Davis  
**Subject:** RE: Planning Consultation on: BN/28/17/RES

Please find attached my consultation response.

Andy

Andy Elder | , Project Manager (Arun Housing Company),  
Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37714 | External: +44 (0) 1903 737714 Mobile 07872415895 | E-mail: [andy.elder@arun.gov.uk](mailto:andy.elder@arun.gov.uk)

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 02 August 2017 14:35  
**To:** Andy Elder  
**Subject:** Planning Consultation on: BN/28/17/RES

**To:** F A O Andy Elder - Strategy Department

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**The Town & Country Planning Act 1990 (as amended)**  
**Town & country Planning (Development Management**  
**Procedure) (England) Order 2015 - Article 6**  
**Approval of Reserved Matters Following Outline Approval**  
**APPLICATION NO: BN/28/17/RES**

**Registered:** 1st August  
2017

**Site Address:** Land R/O Lillies Yapton Road Barnham  
PO22 0AY

**CALL 01903 737714**

**Description of Works:**

Approval of reserved matters following outline consent BN/32/15/OUT relating to appearance, landscaping, layout & scale for erection of 38 No. dwellings including open space, landscaping & new access

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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 31-AUG-17.**

You can also monitor the progress of this application through the Council web site:

[www.arun.gov.uk/planning](http://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/](http://www.planningportal.gov.uk/planning/appeals/) but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number [REDACTED].

Regards  
Planning Officer

consultee\_email

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**RESERVED MATTERS COMMENTS FROM - 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 comprising of more than 15 units. The applicants propose to provide 11 affordable homes on-site which is acceptable to meet the Council's Affordable Housing policy requirements.

**Tenure**

The tenure of the affordable housing must be set out in the S106 agreement and agreed with the Council.

**Housing Need**

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2017 there were 1,228 households in housing need on the Council's housing register.

**Property sizes design and mix**

The applicants have set out in their Affordable Housing Statement a mix of dwelling types and sizes which are acceptable.

Integration - The affordable housing should be integrated into the overall development to form reasonable sized clusters.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

**S106 considerations and Affordable Housing Agreement**

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

The Council would request that the applicants engage with one of our preferred registered partners or an approved non registered partner for the acquisition of the affordable housing.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

**Summary**

In terms of the provision of affordable housing there is no objection in principle, but the applicants need to agree the precise tenure split of the 11 affordable homes with the Council.