

Karen Parsons

From: David Innes
Sent: 22 November 2016 15:32
To: Karen Parsons
Subject: FW: BN/43/16/PL - Angels Barnham

EoT agreed to 2 December to allow time for report to be completed and sign off.

Thanks

David

David Innes | Planning Consultant , Strategic Development, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
Internal: 37776 | External: +44 (0) 1903 737776 | E-mail: David.Innes@arun.gov.uk

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From: Gail Pilkington [REDACTED]
Sent: 22 November 2016 15:26
To: David Innes
Cc: 'malcolm.mayo@westsussex.gov.uk'; Catharine Ireland
Subject: RE: BN/43/16/PL - Angels Barnham - Affordable Housing

David,

Thank you for your email.

On behalf of my clients I agree to an extension of time until 2nd Dec with the aim of this being sufficient time for a delegated report signed off subject to a S106. We acknowledge that completion of the S106 will require a further extension of time to be agreed.

Kind regards
Gail

Gail Pilkington BSc (Hons) DipTP MRTPI
Senior Planner

[REDACTED]
26 Chapel Street
Chichester
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[REDACTED]



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From: David Innes [<mailto:David.Innes@arun.gov.uk>]
Sent: 22 November 2016 14:57
To: Gail Pilkington
Cc: 'malcolm.mayo@westsussex.gov.uk'; Catharine Ireland
Subject: RE: BN/43/16/PL - Angels Barnham - Affordable Housing

Gail,

As discussed, Can you agree to an extension of time through to 2 December in the first instance to put the delegated report together. I will seek a further extension of time to allow the s106 to be finalised and signed.

As I mentioned there will be a delay in legal due to the planning solicitor being out of the office for the foreseeable future. I should find out in the next few days about a temporary replacement so we can agree an appropriate extension of time.

Regards

David

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From: Gail Pilkington [<mailto:Gail.Pilkington@arun.gov.uk>]
Sent: 22 November 2016 11:50
To: David Innes
Cc: 'malcolm.mayo@westsussex.gov.uk'; Catharine Ireland
Subject: RE: BN/43/16/PL - Angels Barnham - Affordable Housing

Morning David

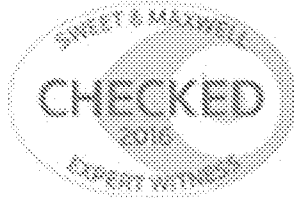
I see the target date is tomorrow. Can you update me please? Are you happy to recommend this for approval?

Many thanks

Gail

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From: David Innes [<mailto:David.Innes@arun.gov.uk>]
Sent: 15 November 2016 13:35
To: Gail Pilkington
Cc: 'malcolm.mayo@westsussex.gov.uk'; Catharine Ireland
Subject: RE: BN/43/16/PL - Angels Barnham - Affordable Housing

This can be left to the s106.

I am intending to write this up as delegated case but may need an extension of time, an extra week, but let me see how I get on and I will contact you next week.

David

David Innes | Planning Consultant, Strategic Development, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
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From: Gail Pilkington [redacted]
Sent: 15 November 2016 12:44
To: David Innes
Cc: 'malcolm.mayo@westsussex.gov.uk'; Catharine Ireland
Subject: RE: BN/43/16/PL - Angels Barnham - Affordable Housing

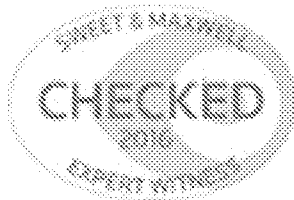
Thanks David

The affordable units are identified on drawing 2124/02A with grey circles. Did Nigel not see this?
I will ask WSCC again about the provider but I think that nothing is fixed at this stage nor is it likely to be fixed in the short term. Can this not be left to the S106 which can say something along the lines of "provider to be agreed with the LPA"?

Regards
Gail

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Senior Planner

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From: David Innes [<mailto:David.Innes@arun.gov.uk>]
Sent: 15 November 2016 12:14
To: Gail Pilkington
Subject: FW: BN/43/16/PL - Angels Barnham - Affordable Housing
Importance: High

Gail

Update on affordable housing.

David

[David Innes](#) | Planning Consultant , Strategic Development, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
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From: Nigel Baldwin
Sent: 07 November 2016 11:14
To: David Innes
Cc: Andy Elder; Claire Potts
Subject: RE: BN/43/16/PL - Angels Barnham - Affordable Housing
Importance: High

Morning David

Further to our conversation on 28 October 2016, and having had the opportunity to discuss the matter with Andy and at least one of the Arun preferred providers of affordable housing, I attach an update on my comments sent 17.10.16 to the central team, relating to the above site.

Trust this is ok

Nigel

Nigel Baldwin | Housing Strategy & Enabling Manager | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
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From: David Innes
Sent: 26 October 2016 12:52
To: Andy Elder; Nigel Baldwin
Subject: BN/43/16/PL - Angels Barnham - Affordable Housing

Can we discuss when you are both in the office.

Thanks

David

David Innes | Planning Consultant , Strategic Development, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton
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From: Gail Pilkington [REDACTED]
Sent: 26 October 2016 12:43
To: David Innes
Cc: 'malcolm.mayo@westsussex.gov.uk'; Catharine Ireland
Subject: FW: Angels Barnham - Affordable Housing

David

With regard to Nigel Baldwin's comments on affordable housing I draw his attention to paragraphs 5.6 and 5.7 of the Planning Statement. Contrary to his statement no starter homes are proposed -- only affordable rent and shared ownership.

In addition, the email below from WSCC and the 2 attached emails from Andy Elder to WSCC give more background on this matter as Nigel appears to be unaware of the previous attempts to provide social rented housing on the site though Arun DC. The tenure mix and distribution on the site were all agreed at pre-application stage.

Since Arun DC's withdrawal from the process the email below confirms that various RP's on Arun's preferred registered partners list have been contacted.

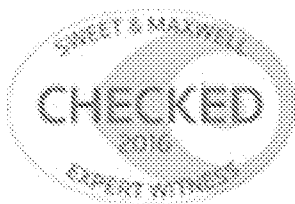
None are interested in providing social rented housing on the site. Much of this is due to the same funding issue which led to Arun DC itself declining to be involved in the provision of social rent on this site.

I look forward to your response.

Kind regards
Gail

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From: Catharine Ireland [<mailto:Catharine.Ireland@westsussex.gov.uk>]
Sent: 25 October 2016 16:26
To: Gail Pilkington
Subject: Angels Barnham - Affordable Housing

Gail,

Due to changes in government funding for social rent there has been no demand from RP's as they can't finance this. In view of this Arun dc were looking to acquire the social rent themselves and get an RP to acquire the shared ownership/affordable. As in attached email Andy was to get cabinet member approval by 11th Dec but this fell through. As you will note in the email it states that should their offer not materialise they would look to alter the mix of affordable to drop the social rent and replace with affordable and split the mix to 50:50.

Discussions with Sunita Aujla at Affinity Sutton (see below) and Damain Haley at Worthing Homes confirmed the fact that RP's are only considering affordable rent and not social rent in view of funding cuts. The split between affordable rent and shared ownership of 50:50 is considered the norm.

As discussed I have approached all of the RP's on their list with the exception of Stonewater and Southern Housing Group. RP's not on their list I have contacted include Landspeed - Ted Redick - interested but only in shared ownership/intermediate and Orbit homes – Sophie Palmer.

Many thanks,

Catharine

Hi Catherine,

Still interested in looking at the site, however we are currently looking at schemes with a 50/50 tenure mix of rent and SO is this something the council will accept.

Apologies for adding complications, but most RPs are now looking at 50/50 mixes for S106 schemes.

Many thanks Sunita

From: Catharine Ireland
Sent: Wednesday, December 09, 2015 10:30:46 AM
To: Sunita Aujla
Cc: Andy Quek
Subject: Affordable Housing - Angels Nursery, Yapton Road, Barnham

Sunita,

Some months ago I contacted you to see whether you had interest in acquiring the affordable housing element of our residential scheme at Angels Nursery, Barnham. We have recently made some minor amendments and submitted a planning application for an additional 9 units and I would like to know whether this is still of interest to you.

In total there are 95 units of which 25 are affordable -16 are earmarked as rented and 9 as intermediate.

If you would like to submit an offer I can send you a copy of the layout and the accommodation schedule and further details.

Kind regards,

Catharine

Catharine Ireland | [West Sussex County Council](#) | 2nd Floor, Northleigh, Tower Street, Chichester, West Sussex, PO19 1QT

Internal: 23025 | External: +443302223025 | Mobile: 07909571046 | E-mail: catharine.ireland@westsussex.gov.uk

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