

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 27 October 2020 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/84/20/PL - Land at Angels Nursery, Yapton Road, Barnham

Please upload the following email from the **applicant** clarifying the situation regarding the provision of **affordable housing** on Land at Angels Nursery, Yapton Road, Barnham (**BN/84/20/PL**).

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
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From: Craige Burden [REDACTED]
Sent: 26 October 2020 18:23
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
[REDACTED]

Subject: RE: BN/84/20/PL - Land at Angels Nursery, Yapton Road, Barnham

Michael

Thank you for the email, I've briefly discussed this point with Tilly and the team at Pegasus; and I understand that all the issues in relation to affordable housing may not have been fully discussed at the meeting with yourself and Arjan. I thought it would be useful to send a quick precis of the current position.

1. There is an extant consent that included 28 affordable homes, all clustered to the north of the site. The Council have previously deemed this acceptable, so it is unclear why, with the fallback position available, the Council does not believe the clustering proposed (with 17 homes, 4 homes and 7 homes) is acceptable.
2. The extant consent includes a cascade in the section 106 agreement that allows the affordable homes to be sold at 20% discount of open market through Help to Buy (rather than delivered as affordable homes). The cascade requires at least 2 RPs to confirm they would not take the affordable homes. Redrow have had 2 RPs confirm they would not take the affordable housing on the basis of the provision of studio shared ownership properties is not something suitable for the local market. If Redrow were so minded, they could start to instigate the cascade on the basis that there is an implemented the consent. At the point of any Deed of Variation being signed for the current s73 scheme, the DoV and S106 would need to reflect the implemented cascade which could result in a scheme with no affordable homes.
3. The mix of affordable housing (at 8No 1 beds; 20No 2 beds) has been a broad point of agreement since the pre application discussions (I believe we had 6No 1 beds and 22No 2 beds). The request to add in some additional houses starts to unpick these principles significantly. Firstly if 1 bed houses are not acceptable to the Council, these must be provided as flats (or maisonettes), so these will always be clustered in small groups. Secondly in requesting the 1 bed properties are replaced with houses, there will be a deviation away from the provision of the smaller properties which are apparently a requirement for affordable homes in the area.
4. The scheme has been through a number of iterations, including locating flats in a number of locations (which were located to the west of the site in previous versions). The current positioning of the flats has been guided by officers. The 8 flats are performing a very specific function in creating frontage onto the Open Space of the Matthew Homes Scheme. This is a point expressed in the design statement. Replacing this block with houses would result in the Matthew Homes open space being flanked by close boarded fencing, which would not be a desirable solution for the site.
5. The block of 8 flats has been reviewed further to create the 3 ground floor flats with direct access, to assist in providing the shared ownership properties with their own entrance and allow the rented properties to be subject to a single service charge regime. The details of this amended will be forwarded to you within the next few days.

We understand Arjan has a meeting coming up with the team at Aster (our intended Registered Provider) and they are very supportive of the scheme (they actually preferred the previous iteration with the Bromsgrove back to back houses).

Based on the above, the request to start reconsidering the layout further is frustrating; and is likely to result in me being asked to investigate the cascade in more detail. This does, unfortunately, feel much like the situation in relation to landscape contributions, where a consultee is asking for something without fully considering the whole position of the site's planning history.

I hope on the basis of the revisions to the block of 8 flats, Aster's support for the scheme, and the historic implications of the scheme (which could be removed through the Deed of Variation) the Council can see a route to a positive outcome for the scheme.

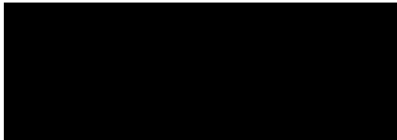
I would be happy to discuss this matter further.

Kind regards

Craige

Craige Burden
Head of Planning

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