

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF



Messrs. Spratt & Son,
70A Brighton Road,
WORTHING,
West Sussex.
BN11 2EN

2nd December 2011

Your Ref:

Our Ref: BR/267/11

Please ask for:
Mrs. S. Leeson
Planning Services
Direct Line: [REDACTED]

Dear Mr. Spratt,

LPA Ref: BR/267/11
Proposal: Change of use to reinstate 1 bedroom flat
Address: 158 Hawthorn Road, Bognor

I refer to the above development for which planning permission is currently being considered by the Local Planning Authority. This letter is to notify you of the Council's affordable housing policy which was approved on the 18th August 2010 and officially came into force on that date. Details of the policy can be found on the Council's website:
[REDACTED]

The policy relates to all schemes which propose the net gain of one or more housing units for which affordable housing provision is a requirement. Where it is not practical for on-site provision of affordable housing (typically on schemes of tenor less units) the Council will seek financial contributions towards offsite provision by way of a commuted sum secured by a Section 106 legal agreement.

Your planning application was received by the Council after the 18th August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is £1,104.00. Please note that this sum is **not** payable until the commencement of development in the event planning permission is granted. In addition to the commuted sum a monitoring fee of £150.00 is payable but again this is **not** payable until the commencement of development.

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At this stage the only requirement is the provision of a legal agreement which will enable the commuted sum and monitoring fee to be secured in the future. The legal agreement must be provided within the lifetime of the planning application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contributions. The Council's legal section can be instructed to draft the legal agreement for which there is an administration fee of £450.00. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones, can be contacted directly on 01903 737737 for instruction. Once drafted Mr. Jones will send the legal agreement directly to the Applicant/s to sign and return to the Council.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely,

Susan Leeson
Principal Planner

c.c. Delwyn Jones (Solicitor)