



From: Simon Robinson [REDACTED]
Sent: 17 January 2020 15:01
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Subject: Re: BR/282/19/PL 2-4 Waterloo Square

Hi Simon, I have been in contact with our Client on this who would like to discuss this in more detail with you and Arjan as they believe something different.

I am sure they will be in touch shortly.

Regards

Simon Robinson - Associate



From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Wednesday, 18 December 2019 at 11:36
To: Simon Robinson [REDACTED]
Cc: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Subject: RE: BR/282/19/PL 2-4 Waterloo Square

Dear Simon,

This matter is now with our Technical Support Unit who will register the application when they are able to.

Our affordable housing policy AH SP2 states that

For all developments of 11 residential units or more the Council will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing on the same site in the first instance.

Where it can be proven, however, that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within Arun District may

be considered (as agreed with the local planning authority). The provision of affordable housing on a site at less than 30%, or on an alternative site or by way of a commuted sum will only normally be allowed in very exceptional circumstances if supported by robust evidence including, where appropriate, viability evidence.

This does not state that existing or previous residential units will be taken into account when assessing affordable housing requirements.

Paragraphs 027-029 of the National Planning Practice Guidance set out the application of vacant building credit (<https://www.gov.uk/guidance/planning-obligations>). However, I do not consider that this would apply as the buildings on the site have long since been removed and were not technically removed to make way for new development.

If you wish to discuss the affordable housing provision further then please make contact with our Housing Strategy and Enabling Manager, Arjan de Jong (cc'd into this email).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Simon Robinson [REDACTED]
Sent: 18 December 2019 11:02
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/282/19/PL 2-4 Waterloo Square

Hi Simon, we trust you have now received the flood risk assessment for the Waterloo Square application so that it can be taken off hold?

We have also been asked by our client about the amount of affordable units and 106 payments that potentially may need to be made as there were dwellings on site originally and we are simply replacing them. It was also noted that as the previous scheme did not attract such payments, why this scheme should at the level suggested?

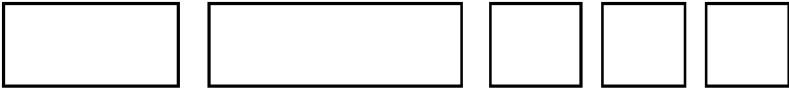
Can you please advise.

Regards

Simon Robinson - Associate



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