

From: Simon Davis
Sent: 29 January 2019 16:02
To: Planning.Responses
Subject: FW: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Affordable Housing Consultation Comment

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

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Save the environment - think before you print.

From: Arjan De Jong
Sent: 29 January 2019 15:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Hi Simon,

Yes. In lieu of on-site the contribution is £80,000 for each foregone affordable dwelling.

FYI – it's on the website under affordable housing so in the public domain.

Arjan

From: Simon Davis
Sent: 29 January 2019 15:43
To: Arjan De Jong
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Hi Arjan,

Can you let me know where the £80,00 comes from. Is this a standard contribution for 1 affordable housing unit?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From:

Arjan De Jong

Sent: 29 January 2019 13:25

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Hi Simon,

I agree that the affordable housing calculation is 0.46 of a unit. The affordable housing contribution should therefore be paid in the form of a commuted sum, which would be calculated as follows £80,000 x 0.46 = £36,800.

Thanks,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | External: +44 (0) 1903 737714 | E-mail: arjan.dejong@arun.gov.uk

From: Simon Davis

Sent: 28 January 2019 10:50

To: Arjan De Jong

Subject: FW: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Arjan,

I have just sent consultation over on this one but note in the email below that they are applying the vacant building credit. Can you advise therefore whether you agree that there is no affordable housing requirement?

Please note also that the net gain of flats is 17.

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

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From: Stephen Brooker [REDACTED]

Sent: 25 January 2019 16:52

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Hi Simon

I am pleased to note that the Economic Development officer welcomes our application and that there are no objections or adverse comments (yet!).

I note that there is a Committee on 13/2/19 – might we make that – or perhaps it can be delegated if there are no objections?

We are looking at the Unilateral Undertaking route to cover the Pagham Harbour contribution so that we can avoid the delay of going through the bank.

Our scheme proposes 27 flats, there are 10 flats lawfully present on site (without implementation of the extant 2017 permission), I assume that we are therefore looking at an increase of 17 flats x an indexed contribution per flat. Can you please advise on the updated figure for the contribution per flat. I note that this totaled £6,968 in September 17 for a net increase of 8 flats, ie £871 per flat. Once we have the figure we can prepare the UU.

You will have seen that paragraphs 7.20 – 7.24 in the submitted Planning Statement set out application of the Vacant Building Credit and that this results in a zero requirement for affordable housing contribution.

I look forward to hearing from you.

Walsingham Planning will be attending PUB19 at the London Olympia Exhibition Centre on the 5th and 6th of February. We will be at stand F84 to discuss all your planning needs, we hope to see you there!



Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR



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