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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 31 March 2020 16:25

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: Queensway, Bognor Regis

Please upload the below. Correspondence.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Arjan De Jong <Arjan.DeJong@arun.gov.uk>

Sent: 03 March 2020 15:46

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Queensway, Bognor Regis

Dear Adrian,

With reference to our conversation this morning regarding the above scheme.

- I confirm there would be a requirement to provide 30% affordable housing on site (Local Plan policy AH SP2) and within the affordable element the requirement would be for 75% rented and 25% intermediate (normally this is in the form of shared ownership).
- For a 24 dwelling scheme this would equate to 7.2 dwellings (5 x rented and 2 x intermediate plus £16,000 (calculated as 0.2 x £80,000)) and for a 31 dwelling scheme 9.3 (7 x rented and 2 x intermediate plus £24,000 (calculated as 0.3 x £80,000)) units.
- Where an applicant is of the opinion that affordable housing is not viable on-site, the Council would require that the applicant provide a viability report to support the assertion. The Council would undertake an independent assessment, the costs of which the applicant would be required to meet.
- Should on-site provision be deemed unviable, the alternatives would be to provide the equivalent number of dwellings elsewhere in the district or to pay a commuted sum calculated at £80,000 per dwelling. Neither of these alternatives is favoured by the Council.
- In order for the Council to give you an indicative figure for the affordable element of both a 24 dwelling scheme and a 31 dwelling scheme I would be grateful if you could supply the number, size and type of dwellings as well as the indicative sales value. Once we have received this information we'll be in a position to give you an idea of the level of offer you could expect. Please note this figure is purely indicative and does not represent a formal offer from the Council.
- Finally, as discussed Arun Housing is keen to explore opportunities to expand its property portfolio so once the scheme has advanced to this stage Arun Housing would be keen to discuss the option of securing the affordable dwellings.

Please contact me should you have any further questions.

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council | Location: First Floor, Arun Civic Centre,
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