

From: Andy Elder
Sent: 30 July 2018 14:45
To: Planning.Responses
Cc: Michael Eastham; Satnam Kaur
Subject: RE: Planning Consultation on: EG/42/18/OUT

Please find attached my consultation response.

Andy

Andy Elder | , Housing Strategy and Enabling Manager

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PLEASE NOTE MY WORKING DAYS ARE MONDAY TUESDAY AND WEDNESDAY

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 23 July 2018 11:20
To: Andy Elder
Subject: Planning Consultation on: EG/42/18/OUT

To: **F A O Andy Elder - Strategy Department**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Outline Consent
APPLICATION NO: EG/42/18/OUT

2018
Site Address: Land at Boweries Barnham Road
Eastergate PO20 3RT
Grid Reference: 495055 105138
Description of Works: Outline application with all matters reserved for the erection of 28 No. dwellings, access, landscaping & associated works. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 23-AUG-18.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Michael Eastham who can be contacted on telephone number 01903 737772.

Regards
Planning Officer

consultee_email

**CONSULTATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER
ARUN DISTRICT COUNCIL**

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site. The applicants are proposing to provide 8 dwellings for affordable housing which meets this specific policy requirement.

Tenure

The tenure of the 8 affordable homes is prescribed in the Outline application as 8 x 3 bed houses for rent. The Council's Affordable Housing policy requires a tenure split of 75% (6) rented and 25% (2) Intermediate housing.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2018 there were 1,228 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants have set out a proposal to provide the 8 affordable housing units for rent as 3 bed houses, which is not acceptable.

The applicants should ensure that the quantum of affordable housing is broadly delivered as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable rented	35-40%	35-40%	15-20%	5-10%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

Integration - The affordable housing should be integrated into the overall development to form reasonable sized clusters.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners or an approved non registered partner for the acquisition of the affordable housing.

All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Summary

I object to the application as currently presented.

The tenure split will need to be revised to 6 x rented and 2 x Intermediate housing. The dwelling mix will also need to be much closer to proportions set out above.