

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 July 2017 11:22
To: Planning Scanning
Subject: FW: Planning Consultation on: EG/46/17/OUT
Attachments: EG-46-17-OUT - Eastergate Lane Fontwell.doc

From: Andy Elder
Sent: 17 July 2017 10:19
To: Planning.Responses
Cc: Richard Temple
Subject: RE: Planning Consultation on: EG/46/17/OUT

Please attached my consultation response for this Outline planning application.

Andy

Andy Elder | , Project Manager (Arun Housing Company),
Strategy Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 14 July 2017 10:48
To: Andy Elder
Subject: Planning Consultation on: EG/46/17/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/46/17/OUT

Registered: 14th July
2017

Site Address: Land north of Spode Cottage & West of
Greenings & South of Fontwell

Cottages Eastergate Lane Fontwell
PO203AA

Grid Reference: 494798 106225
Description of Works: Outline application with some matters reserved for up to 30 No.dwellings & two vehicular access points. 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 17-AUG-17.

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

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: [REDACTED] but they will protect personal details.

The officer dealing with this application is Richard Temple who can be contacted on telephone number 01903 737591.

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 15 units are proposed such as on this site. Based upon a proposal of 30 dwellings, 9 would need to be affordable homes to comply with the Council's current policy requirements, this number is being proposed by the applicants.

Tenure

The tenure of the 9 affordable homes is not prescribed in the Outline application however the Council would suggest a split of (5) Affordable Rent and (4) 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 2017 there were 1,228 households in housing need on the Council's housing register.

Property sizes design and mix

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.

Starter Homes have been assessed as not being affordable to most of those in housing need in the Arun area. At present therefore, the Council would not support the inclusion of Starter Homes as an affordable housing product and would seek on-site affordable housing as prescribed in this consultation response.

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

Summary

In terms of the provision of affordable housing there is no objection in principle.

However, the applicants need to provide a precise breakdown of the proposed affordable housing units by tenure and dwelling type/size. At present I have a concern that there may be too few 2 bed dwellings in the proposed mix to meet the housing need from the Council's housing register.