

PLANNING REF: F/4/20/OUT – Land at Ford Airfield, Ford, West Sussex

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 dwellings are proposed such as on this site.

This application consists of 1500 dwellings, so in order to be policy compliant the scheme should provide 450 x affordable dwellings, of which 75% (338) rented and 25% (112) intermediate tenure, as outlined in the Planning statement.

With reference to the Affordable Housing Statement the Council's preferred mix would be:

35% - 1 bed
40% - 2 bed
20% - 3 bed
5% - 4 bed

Housing Need

There is high demand for all types of affordable housing throughout the Arun District. As at March 2020 there were 936 households in housing need on the Council's housing register.

S106 considerations and Affordable Housing Agreement

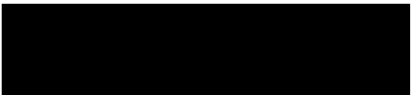
All of the necessary affordable housing requirements would need to be included in S106 planning obligation not secured by planning condition.

Summary

To meet the requirements of the Affordable Housing Policy, the Council requires that the applicant provides 30% (450 dwellings) of affordable housing on-site as part of the development with the tenure mix as above.

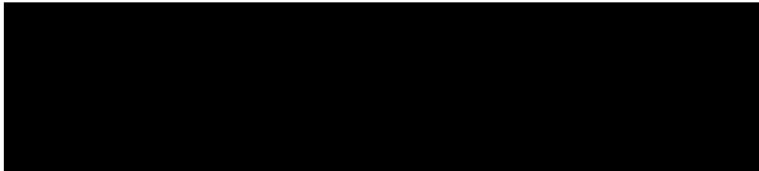
We are pleased to see reference made to discussions with Ford Community Land Trust and moving forward we would encourage discussions to continue with the Community Land Trust and their chosen Registered Provider partner. A formal agreement with the Community Land Trust will ensure the needs of the local community are fully met in parallel with the requirements of the Council.

Arjan de Jong
Interim Housing Strategy & Enabling Manager



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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To: F A O TBC- 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: F/4/20/OUT

Registered: 28th February 2020

Site Address: Land at Ford Airfield Ford, West Sussex

Grid Reference: 499204 102967

Description of Works: Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding. This application affects a Public Right of Way. This application is the subject of an Environmental Statement. This application falls within CIL Zone 1 - Zero Rated.

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 02-APR-20.

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 Raymond Cole who can be contacted on telephone number ()

Regards
Planning Officer

consultee_email
