

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

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 11 or more dwellings are proposed such as on this site. The applicants are proposing to provide 450 (30%) of the 1500 dwellings for affordable housing, which accords with policy AH2 in the Local Plan 2018.

Tenure

The Council's Affordable Housing policy requires a tenure split of 75% rented and 25% intermediate housing, which the application refers to.

Housing Need

There is high demand for affordable housing throughout the Arun District for all types of housing. As at March 2021 there were 1045 households in housing need on the Council's housing register.

With reference to the 'Provision of Accommodation suitable for older people and people with disabilities', agreed at the Planning Policy sub-committee 27th February 2019, the Council's policy is that for schemes greater than 51 units – 50% of units should be designed to m4(2) standard and 2 per 50 units designed to m4(3) wheelchair accessible standard. The expectation would therefore be that a minimum of 225 of the affordable dwellings be designed to m4(2) and that an additional 18 affordable dwellings be designed to m4(3).

S106 considerations and Affordable Housing Statement

The Housing Statement references the greatest housing need in the District to be for 2 bed (4 person) homes, and as such we would anticipate a slightly higher proportion of 2 bed homes than the housing mix states.

We would anticipate a mix as follows:

Rented

104 x 1 bed home
150 x 2 bed home
68 x 3 bed home
16 x 4 bed home

Intermediate

34 x 1 bed home
50 x 2 bed home
22 x 3 bed home
6 x 4 bed home

The affordable housing should be pepper potted throughout the scheme in clusters no greater than 20 homes.

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

The Council acknowledges the role which Ford CLT has played in supporting the development and is pleased to see the CLT referenced in the Affordable Housing Statement. The Council supports the CLT's ambition to secure a number of homes on the development and is keen to work with all parties to achieve this.

Summary

We support the applicant's proposal to provide 450 dwellings (30%) as affordable housing with an amended mix as outlined above.

From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 08 July 2021 12:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: F/4/20/OUT

Please could you upload the following e-mail and attachment to the application folder F/4/20/OUT as a consultation response from Housing Strategy & Enabling Manager?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598
E: raymond.cole@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Arjan De Jong <Arjan.DeJong@arun.gov.uk>
Sent: 02 March 2021 12:14
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Subject: FW: Planning Consultation on: F/4/20/OUT

Ray,

Apologies! Now attached.

Arjan

Arjan de Jong
Interim Housing Strategy & Enabling Manager

T: 01903 737714
E: Arjan.dejong@arun.gov.uk



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

Sent: 22 February 2021 11:04

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

Subject: Planning Consultation on: F/4/20/OUT

To: F A O TBC- Strategy Department

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: F/4/20/OUT
Registered: 25th February 2020
Site Address: Land at Ford Airfield Ford
Grid Reference: 499204 102967
Category: Plan App with EIA
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 may affect the setting of a Listed Building. This application falls within CIL Zone 1 - Zero Rated.

I am able to inform you that I have received an amendment to the above application dated 22nd February 2021 relating to:- New plans and amended

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'Enter comment'.

[Click here to make further comments](#)

Please make any further comment by **13th March 2021**.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. We will aim to redact signatures, telephone numbers and email addresses but please help us by not incorporating them in the body of your text. Please make sure that you only include information that you are happy will be published in this way. If you supply information belonging to a third party, you must make sure you have their permission to do so.

Yours sincerely

Raymond Cole

Planning Case Officer- Arun District Council

Telephone: 01903 737598

Email: raymond.cole@arun.gov.uk

PLRECON (OOB) 2018