

From: Andy Elder
Sent: 25 June 2015 08:34
To: Planning.Responses
Subject: RE: Planning Consultation on: F/7/15/OUT

The applicants are proposing to provide 13 affordable homes on-site as part of the overall development which is an acceptable total. The proposed tenure split is to provide for 9 rented and 4 intermediate affordable dwellings which is also acceptable to the Council.

The Council has a strong preference for 2 bed houses for the rented houses and for a blend of 2 and 3 bed houses for the intermediate homes. The exact dwelling mix should be set out in the S106 agreement.

The NPPF states that '*Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent*'. Affordable Rent is not an affordable option for a significant number of households on the Council's housing register therefore so there is a preference for the rented homes to be provided for Social Rent. For this outcome to be delivered the Council may decide to cap the transfer value of the affordable homes at 45% of their open market value (OMV).

Subject to the comments in this response I support the application.

Andy Elder | , Housing Strategy and Enabling Manager,
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 15 June 2015 09:18
To: Andy Elder
Subject: Planning Consultation on: F/7/15/OUT

To: **F A O Andrew 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 F/7/15/OUT
NO:

Registered: 30th April
2015
Site Address: Land south of Burndell Road Yapton BN18 0HR
Grid Reference: 498552 102892

Description of Works: Outline application for residential development comprising 45 dwellings. Formation of access onto Burndell Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. 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 25-JUN-15.

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 Dan McEwan who can be contacted on telephone number 01903 737776.

Regards
Planning Officer

consultee_email
