

Peter Cleveland

From: Peter Cleveland
Sent: 20 December 2011 11:46
To: 'Dawn Appleton'
Subject: RE: 11.11.16 Planning Design and Access Statement
Dear Mrs Appleton

Thank you for the amended Design and Access Statement, I will substitute the statement accordingly.

With regards to the affordable housing contribution, I apologise for the my mistake, we will indeed only be requesting the contribution for 1 dwelling which will be for the sum of £12,171. I will send a letter reflecting this for your attention.

Kind regards
Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Dawn Appleton [REDACTED]
Sent: 19 December 2011 14:47
To: Peter Cleveland
Subject: 11.11.16 Planning Design and Access Statement

Dear Mr. Cleveland,

Please find attached an amended design and access statement which clarifies the floor area of the dwellings. In the original, in paragraph 4.01 the '1' of plot one and the '2' of plot 2 were incorporated in the floor area figure which is clearly wrong. This version corrects this glaring error.

Also, we have today received notification of the affordable housing contribution which has been calculated as two four bed dwellings. The net gain is only one dwelling and would therefore be grateful to receive confirmation that the contribution only relates to one dwelling.

We look forward to hearing from you.

Kind regards

Dawn Appleton

Henry Adams Planning Ltd
Rowan House, Baffins Lane, Chichester,
West Sussex, PO19 1UA

HENRY ADAMS

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our [Website](#)



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Mrs Appleton
Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1WA

Our ref: K/28/11/

Please ask for:
Mr P. Cleveland
Senior Planner – East Team
Direct Dial: [REDACTED]

21st December 2011

Dear Mrs Appleton

LPA Ref: K/28/11/
Proposal: Outline application with some matters reserved for demolition of existing detached dwelling & erection of 2 no. 5 bed dwellings, double garage & alterations to existing access
Address: 69 Coastal Road, Kingston

I refer to my letter dated 14th December outlining the affordable housing contribution for the above development and your subsequent email of the 19th December 2011 challenging this sum. I can confirm that we will only be seeking an affordable housing contribution for 1No. dwelling and not the sum of [REDACTED] for 2No. dwelling as requested within my previous letter.

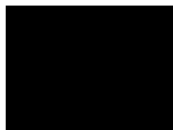
This letter is to notify you that the revised requirement seeks a commuted payment for the proposal of £[REDACTED]. Please note that this sum **is not** payable until the commencement of development in the event planning permission is granted. In addition to the commuted sum a monitoring fee of [REDACTED] is payable but again this **is not** payable until the commencement of development.

At this stage the only requirement is the provision of a legal agreement which will enable the commuted sum and monitoring fee to be secured in the future. The legal agreement must be provided within the lifetime of the planning application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contributions. The Council legal section can be instructed to draft the legal agreement for which there is an administration fee of [REDACTED]. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones can be contacted directly on [REDACTED] for instruction. Once drafted Mr Jones will send the legal agreement directly to the Applicant to sign and return to the Council.

PTO...

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely



Peter Cleveland
Senior Planner East Team

cc. Delwyn Jones (Council Solicitor)

Mrs Appleton
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PO19 1WA

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Our ref: K/28/11/

Please ask for:
Mr P.Cleveland
Senior Planner – East Team
Direct Dial: 01903 737631

14th December 2011

Dear Mrs Appleton

LPA Ref: K/28/11/
Proposal: Outline application with some matters reserved for demolition of existing detached dwelling & erection of 2 no. 5 bed dwellings, double garage & alterations to existing access
Address: 69 Coastal Road, Kingston

I refer to the above development for which planning permission is currently being considered by the Local Planning Authority. This letter is to notify you of the Council's affordable housing policy which was approved on the 18th August 2010 and officially came into force on that date. Details of the policy can be found on the council's website:
<http://www.arun.gov.uk/main.cfm?type=AFFORDABLEHOUSINGP>

The policy relates to all schemes which propose the net gain of one or more housing units for which affordable housing provision is a requirement. Where it is not practical for on-site provision of affordable housing (typically on schemes of ten or less units) the Council will seek financial contributions towards offsite provision by way of a commuted sum secured by a Section 106 legal agreement.

Your planning application was received by the Council after the 18 August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is [REDACTED]. Please note that this sum **is not** payable until the commencement of development in the event planning permission is granted. In addition to the commuted sum a monitoring fee of [REDACTED] is payable but again this **is not** payable until the commencement of development.

At this stage the only requirement is the provision of a legal agreement which will enable the commuted sum and monitoring fee to be secured in the future. The legal agreement must be

provided within the lifetime of the planning application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contribution. The Council legal section can be instructed to draft the legal agreement for which there is an administration fee of [REDACTED]. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones can be contacted directly on [REDACTED] for instruction. Once drafted Mr Jones will send the legal agreement directly to the Applicant/s to sign and return to the Council.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely



Peter Cleveland
Senior Planner East Team

cc. Delwyn Jones (Council Solicitor)