At the meeting of 13th August 2008 it was resolved to grant planning permission subject to the satisfactory completion of a legal agreement to secure a financial contribution towards affordable housing in lieu of on-site provision and the imposition of a lower age limit on the permanent occupiers of the apartments. A deadline was set of 10th September 2008.

No satisfactory agreement has been completed in time and therefore the application is recommended for refusal for the following reasons.

SMMP

LITTLEHAMPTON LU/153/08/

Application for the redevelopment of the site to form 60 "extra care" frail elderly apartments for the elderly plus ancillary communal facilities, associated car parking & landscaping.

32, 33, 34 Fitzalan Road & 14, 16 Church Street & part garden of 18 Church Street Littlehampton

RECOMMENDATION

Refuse

1 The proposal fails to provide adequate off-site affordable housing provision by reason of a failure to provide a satisfactory legal agreement. The applicant has failed to provide an accepted and justified financial viability appraisal to form the basis of any satisfactorily affordable housing offer. The proposal is therefore contrary to the policy adopted by Arun District Local Plan to seek 40% affordable housing provision on developments of this type, PPS3 relating to affordable housing provision, policies DEV17 of the Arun District Local Plan and NE3 of the West Sussex Structure Plan.

2 The proposal fails to provide to secure the imposition of a lower age limit on the permanent occupiers of the apartments, 60 years or in the case of joint residency 55 years. Accommodation is restricted to occupation by the elderly on sites such as this where reduced carparking is considered appropriate and to ensure this type of accommodation is retained in interests of retaining a range of accommodation to meet different needs in the district. The proposal is therefore contrary to policies DEV21 of the Arun District Local Plan and PPS3 relating to the need to provide for different housing needs.