

David Easton

From: Claire Rodway
Sent: 15 September 2010 14:49
To: Planning.Responses
Subject: FW: Planning Consultation

From: Clare Potter
Sent: 13 September 2010 09:59
To: Claire Rodway
Cc: Neil Crowther; Miriam Nicholls; Sadie Tooley
Subject: RE: Planning Consultation

Dear Claire

Apologies for the delay in responding but I have now set out below the Economic Development response:

We don't have any formal guidelines for employment provision but we have followed the recommendations in the infrastructure report undertaken by King Sturge working with EDAW/AECOM which assessed 20sq m employment floorspace per dwelling to be provided on site as a requirement.

Therefore 91 houses x 20sq m would give an expectation of 1820 sq m of provision.

Clearly they do not want to provide this on site so we would be seeking a commuted sum. We had calculated a formula for commuted sums based on the sq m of provision as follows:

Use of land for employment would be equivalent to only building 41 dwellings per hectare rather than 45. Taking account of development costs it would reduce estimated net surplus per hectare from £88,094 to £13,274 so the cost to the developer would be £74,820 per hectare (equivalent to £1824 for every dwelling built)

On the above basis 91 homes would require a commuted sum of £165,984. However the calculation was estimated in better economic times and so to reflect this we are prepared to reduce the base sum for each dwelling by 15%. This gives a new calculation of £1550 per dwelling so the sum due would be £141,050. I think this is a very reasonable request considering the site is not only occupying 2.38 hectares but we would also be losing an additional 388sq m of existing employment space and 48 fulltime jobs

I await their comments

Regards

Clare

From: Claire Rodway
Sent: 02 September 2010 13:53
To: Sadie Tooley; Clare Potter
Subject: Planning Consultation

Sadie/ Clare,

Outline application for redevelopment of site: Demolition of 2 bungalows, workshop, glasshouses and incidental development with erection of 91 dwellings with improved means of access onto Worthing Road (including closure of existing 2 accesses) with all other matters reserved.

Windroos Nursery, Worthing Road, Littlehampton. Ref: LU/229/10/

We have consulted you on 9th August 2010 on the planning application detailed above and are still awaiting your comments.

Please can you therefore let me have any comments as soon as possible.

Kind regards,

