

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2017 09:09
To: Planning Scanning
Subject: FW: Planning Consultation on: WA/76/17/PL
Attachments: WA-76-17-PL Land south of Wandleys Farm Walberton.doc

From: Andy Elder
Sent: 06 December 2017 11:25
To: Planning.Responses
Cc: Ross Leal; Satnam Kaur
Subject: RE: Planning Consultation on: WA/76/17/PL

Please find attached my consultation response.

[Andy Elder](#) | , Housing Strategy and Enabling Manager

Services Directorate, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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PLEASE NOTE MY WORKING DAYS ARE MONDAY TUESDAY AND WEDNESDAY

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 14 November 2017 10:04
To: Andy Elder
Subject: Planning Consultation on: WA/76/17/PL

To: **F A O Andy Elder - Strategy Department**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015

Planning Permission

APPLICATION NO: WA/76/17/PL

Registered: 1st November
2017

Site Address: Land South of Wandleys Farm, Walberton, Brighton, BN17 5LF

Wandleys Lane Walberton BN18 0QR

Grid Reference: 495387 106640

Description of Works: Application of four Affordable Intermediate Sale Homes and one Full Market home with associated car parking, garaging, landscaping and bin storage and the creation of 2 new accesses onto Wandleys Lane. 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 07-DEC-17.

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 Ross Leal who can be contacted on telephone number 01903 737593.

Regards
Planning Officer

consultee_email

**PLANNING REF: WA/76/17/PL Land South of Wandleys Farm Wandleys Lane
Walberton**

**CONSULTATION RESPONSE - HOUSING STRATEGY AND ENABLING MANAGER
ARUN DISTRICT COUNCIL**

Affordable Housing Policy requirements

The Council's emerging Local Plan sets out at Policy H SP3 the requirements for Rural housing and exception sites. It states that -

"Where through Neighbourhood Development Plans, the Community Right to Build or by agreement with Arun District Council a parish has identified a demand for affordable housing and has identified an 'Exception Site', a maximum provision of one market home for every two affordable homes shall be permitted. Neighbourhood Development Plans may include Rural Exception sites but only where there is an identified need following the undertaking of a Local Needs Survey. The detail and tenure mix shall be agreed with the Council."

The provision of one market home and four affordable homes for intermediate housing as proposed meets this policy requirement.

Tenure

Intermediate housing for sale meets the Council's requirements.

Housing Need

In this instance the precise level housing need has been identified by a Local Needs Survey approved by the Council.

Property sizes design and mix

The proposed provision of four two bed bungalows for intermediate housing is acceptable. The affordable housing must be constructed and designed to be broadly indistinguishable from the single proposed open market dwelling.

S106 considerations and Affordable Housing Agreement

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

The S106 agreement will need to specify precisely how the intermediate housing will be marketed and sold to local persons identified in the Local Needs Survey and agreed with the Council.

Summary

In terms of the provision of affordable housing there is no objection in principle subject to the comments in this response.

The application needs to be considered in accordance with Policy H SP3 in the emerging Local Plan.