

Arjan De Jong
Interim Housing Strategy and Enabling Manager
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LP

Reading

5th Floor
Thames Tower
Station Road
Reading RG1 1LX

nexusplanning.co.uk

09 February 2021

Our Ref: 34199/06

Your Ref: Y/152/20/RES

Dear Arjan,

Land at Bilsham Road, Yapton, Reserved Matters application

Firstly, I would like to thank you for providing your initial comments on the aforementioned application.

In accordance with the S106 agreement, the application does provide 30% or 75 affordable units, as confirmed in the agreement this is broken down as 75% affordable rent and 25% intermediate. The submitted reserved matters application also demonstrates compliance with Policy AH SP2.

Table 1 below confirms the breakdown of affordable units:

Table 1: Breakdown of S106 Affordable units

	Amount	Policy AH SP2 breakdown – 75% rent and 25% intermediate housing	Policy compliant
Shared ownership intermediate	19	18.75	Yes
Affordable Rented	56	56.25	Yes
Total	75		

In general accordance with adopted Policy AH SP2 the Tenure Breakdown that will be provided across the site is set out in table 2 below:

London	Birmingham	Manchester	Reading
--------	------------	------------	---------

Table 2: Tenure breakdown of the affordable units

House Type:	Shared Ownership	Affordable Rented	Overall %	Policy AH SP2 position
1 Bed Flat		26	34.6%	35-40%
2 bed Flat		4	34.6%	35-40%
2 Bed House	11	11		
3 Bed House	8	8	21.3%	15-20%
4 bed House		7	9.3%	5-10%
Total	19	56		
Overall total		75		

Table 2 confirms that the application is policy compliant on affordable units. In addition to those units that are provided to comply with the S106 agreement, our client will also be providing the following affordable units:

Table 3: Additional affordable units

	Additional Affordable Social Rented	Additional Shared ownership units
1 Bed Flat	1	
2 Bed Flat	2	
2 Bed House	5	10
3 Bed House	7	20
4 Bed House	5	
Total	20	30

These 50 units are provided beyond the S106 requirement and with government funding. These units will help provide much needed affordable housing within this area and therefore demonstrate a positive opportunity to provide for the local community.

I trust that this clarifies the breakdown of affordable units and confirms compliance with both adopted policy and the S106 agreement. I would welcome your confirmation that the tenure set out above is acceptable and that agreement is met on the requirements of the S106 in terms of an approved affordable housing scheme.

Should you have any further questions please do not hesitate to get in touch.

Yours faithfully,



Zoe Knott

Associate

z.knott@nexusplanning.co.uk

cc: Jake Wisniewski – Hyde Housing