

[REDACTED]

From: Simon Davis
Sent: 14 February 2022 18:18
To: Thomas Roberts [REDACTED]
[REDACTED]

Subject: RE: Y/186/21/PL - Bonhams Field, Yapton - Response to Affordable Housing Comments

Dear Thomas,

The issue is that this application has been submitted as a standalone application. Although it seeks development in a part of an existing approved scheme, as it is not an alteration of that scheme or a fresh application for the whole of the development (like Y/98/20/PL was), it is necessary to apply policy to it as a single entity. I am currently unsure how to deal with this and will seek further advice internally. Note that I believe we may have a similar issue in terms of the provision of M4(2) suitable housing as there is a requirement in phase 2 for 4 such homes but none are shown/you may have over provided in phase 1?

Please can you also advise how you plan to deal with the conflict between the requirements for infrastructure contributions in the original s106 versus the need to apply CIL to this proposal? Do you intend to submit a Deed of Variation to the existing s106 to discount the contributions by 16 dwellings should this application receive permission?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Thomas Roberts [REDACTED]
Sent: 14 February 2022 10:43
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]

Johnson [REDACTED]

Subject: Re: Y/186/21/PL - Bonhams Field, Yapton - Response to Affordable Housing Comments

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Good Morning Simon,

Further to your email below, have you had the chance to look into this yet? Apologies to chase, but we are keen for an update so we can resolve any concerns in a timely manner.

Kind Regards,
Tom

Thomas Roberts BSc (Hons) MA UD (He/Him)
Principal Planning Consultant

From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Thursday, 3 February 2022 at 17:54

To: Thomas Roberts [REDACTED]

Subject: RE: Y/186/21/PL - Bonhams Field, Yapton - Response to Affordable Housing Comments

Dear Thomas,

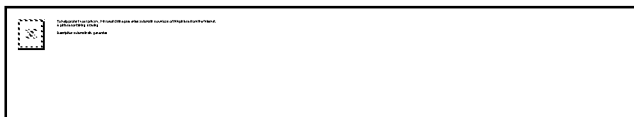
This is going to take some detailed thought for me to be in a position to respond (and a meeting without me first having chance to review & prep would not be helpful). I'll find some time to do this at the end of next week and then I'll reply. I can't do it sooner as I am within a Ctte closing week.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



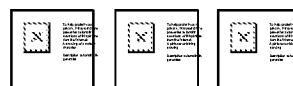
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From: Thomas Roberts [REDACTED]

Sent: 01 February 2022 12:25

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Y/186/21/PL - Bonhams Field, Yapton - Response to Affordable Housing Comments

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good Afternoon Simon,

I hope you're keeping well. I am emailing in regards to the comments made in relation to affordable housing from the Council's Housing Officer for the Bonhams Field application which I have attached to this email for reference.

In response to these concerns, we are overproviding affordable housing (40%) within Phase 1 of the scheme which has in turn resulted in us providing a lower number of number of affordable dwellings (18.7%) in this Phase 2 application. When the scheme is viewed as a whole, we are continuing to meet the requirements set out by Arun Council in relation to affordable housing requirement of 30%. Please see the table below for a full breakdown with over and under provision, please note that the First Homes will be taken as a percentage of the intermediate housing numbers (so 25% + 8% intermediate = 33%).

	Phase 1			Phase 2			Affordab Rent
	Affordable Rent	Intermediate & 1 st	Totals	Affordable Rent	Intermediate & 1 st	Totals	
1 Bed	3	1	4	2	0	2	5
2 Bed	3	4	7	2	0	2	5
3 Bed	1	2	3	0	2	2	1
4 Bed	1	1	2	0	0	0	1
Total	8 (50%)	8 (50%)	16 (40%)	4 (66.6%)	2 (33.3%)	6 (18.7%)	12 (54.5%)

	Over Provision
	Target Met (rounded)
	Under Provision

In addition to meeting the 30% provision across the site, with a large proportion of affordable homes delivered through Phase 1, we have also met the tenure mix of 33% / 67% rented for the Phase 2 application. Please note the affordable tenure mix for the Phase 1 element is based on a 50:50 split in the executed S106 Agreement that was approved prior to the new first homes policy requirements with the updated split. As a consequence of the S106 Agreement the tenure mix has been provided just for Phase 2 and not site-wide. Seaward are committed to providing high quality affordable dwellings as part of their scheme, and we are happy to get the ball moving with a Section 106 agreement for the current Phase 2 application to ensure that the site-wide mix is achieved, if you wish to send over the Council's solicitors details.

Let me know your thoughts on the above, and if at all possible we would like to have a meeting to discuss this in detail if possible?

Kind Regards
Tom

Thomas Roberts BSc (Hons) MA UD

Senior Planner

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