

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 07 December 2017 08:52
To: Planning Scanning
Subject: FW: Please find attached amendment on planning application Ref: Y/40/17/OUT
Attachments: Y-40-17-OUT - Hoe Lane Flansham.doc

From: Andy Elder
Sent: 06 December 2017 15:06
To: Planning.Responses
Cc: Simon Davis; Satnam Kaur
Subject: RE: Please find attached amendment on planning application Ref: Y/40/17/OUT

Please find attached my updated consultation comments in respect of this now revised application.

[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

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 29 November 2017 12:04
To: Andy Elder
Subject: Please find attached amendment on planning application Ref: Y/40/17/OUT

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

**NOTIFICATION FROM ARUN DISTRICT
COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION Y/40/17/OUT
NO:**

Registered: 29-JUN-
17

Site Address: Bonhams Hoe Lane Flansham
Bognor Regis PO22 8NP

Grid Reference:

Category: Plan Applicat'n

Description of Works: Outline application with some matters reserved (access only) for the erection of 23 No. dwellings with access from Hoe Lane, Flansham. This application is a Departure from the Development Plan.

I am able to inform you that I have received an amendment to the above application dated 27th November 2017 relating to:- changes to plans & layout

[Click here to view the plans and documents](#)

If you should wish to make further representations as a result of this amendment you should click the link below and then click on 'comment on this application'. Please make any further comment by 28th December 2017.

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.

[Click here to make further comments](#)

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Thanking you in anticipation

Planning Case Officer

pmac21_email

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

Affordable Housing Policy requirements

The Council aims to ensure that 30% affordable housing is achieved on all new residential developments in the district where more than 11 units are proposed such as on this site. Based upon a revised proposal of 23 dwellings, 7 would need to be affordable homes to comply with the Council's current policy requirements.

Tenure

The tenure of the affordable housing is proposed as 50% Affordable Rent and 50% Intermediate housing which is not acceptable to the Council. The Council seeks a tenure split of 75% (5) rented housing units and 25% (2) intermediate housing units as set out in the emerging Arun Local Plan.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. There are currently over 1,000 households on the Council's housing register.

Property sizes design and mix

The intermediate housing (shared ownership) dwellings should comprise of a mix of 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes. The rented housing should comprise of primarily 2 bed dwellings.

Integration - The affordable housing should be integrated into the overall development to form reasonable sized clusters.

The affordable housing should be constructed and designed to be indistinguishable from the market housing.

S106 considerations and Affordable Housing Agreement

The Council would not support capped percentage transfer values to a provider of affordable housing being applied to the affordable housing dwellings.

The Council would request that the applicants engage with one of our preferred registered partners, the Council itself or an approved non registered partner for the acquisition of the affordable housing.

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

Summary

I object to the application as currently proposed as it fails to provide an appropriate tenure split for the 7 affordable homes. The precise dwelling type mix will also need to be agreed for the different tenure types.