

From: Robin Reay [REDACTED]
Sent: 14 December 2017 16:00
To: Simon Davis
Subject: Planning application Ref: Y/40/17/OUT Housing Strategy and Enabling Manager consultee comments

Dear Simon,

Can I respond to the recent consultee response from the ADC Housing Strategy and Enabling Manager that you attached to your e-mail of the 7th December.

Regarding tenure, the consultee response is that a 50:50 affordable rent:intermediate housing split is not acceptable to the Council. In his earlier response dated 13th July to the application as originally submitted (for 34 dwellings, 10 affordable) the Housing Strategy and Enabling Manager stated that a 50:50 split was acceptable – *“The tenure of the affordable housing is proposed as 50% (5) Affordable Rent and 50% (5) Intermediate housing which is acceptable to the Council.”* If a 50 : 50 split was acceptable in July presumably it is now?

In any event, the current proposal is for 7 affordable dwellings (of the 23 dwellings now proposed, equivalent to over 30%) – the split cannot therefore be exactly 50:50. Assuming that 4 of the 7 affordable dwellings are for affordable rent and 3 for intermediate housing, the actual split would be 57:43 affordable rent:intermediate.

In terms of the affordable mix, the recent consultation response indicates that the intermediate housing should comprise a mix of two and three bedroom dwellings and that the rented housing should be primarily two bed dwellings. This would be quite feasible; given that the affordable provision is for 7 dwellings, up to 5 of the two bed dwellings proposed could be affordable with the remaining 2 affordable units being three bed roomed. A possible mix might therefore be:

Tenure	2 bed	3 bed	Total
Affordable rent	3	1	4
Intermediate	2	1	3
Total	5	2	7

In that way the intermediate would be a mix of two and three bed units and the rented predominantly two bed, as required.

As the current application is for outline permission it simply indicates that 7 dwellings will be affordable; it does not specify either the actual mix or tenure split of the affordable units or which actual dwellings are to be affordable. These matters could be defined via the S.106 agreement, to define the affordable split and mix required, with details of which actual dwellings will meet these requirements to be determined at the Reserved Matters stage.

Hopefully the above will allow the objection to be withdrawn.

Robin.

Robin Reay MRTPI
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Development ♦ Management ♦ Planning

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: Thursday, December 7, 2017 11:27 AM

To: Robin Reay [REDACTED]

Subject: FW: Please find attached amendment on planning application Ref: Y/40/17/OUT

Dear Robin,

Please see attached Affordable Housing comments on the revised scheme. Please note the objection to the proposed tenure mix.

Kind Regards

Simon J. Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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