

From: Simon Davis
Sent: 20 December 2017 16:51
To: Planning.Responses
Subject: FW: Planning application Ref: Y/40/17/OUT Housing Strategy and Enabling Manager consultee comments

2nd Housing Strategy and Enabling Manager comments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: Andy Elder
Sent: 20 December 2017 14:11
To: Simon Davis
Subject: RE: Planning application Ref: Y/40/17/OUT Housing Strategy and Enabling Manager consultee comments

Simon,

Please find attached a revised consultation response taking account of the comments provided by Luken Beck on behalf of the applicants. I am trying to move applicants towards the Affordable Housing policy requirements in the emerging Local Plan, but this is not always straightforward when previous historical comments have been provided. Once the Local Plan is approved I hope it becomes simpler to direct applicants to a clear set of Affordable Housing policy requirements.

I hope this response is helpful for you.

Kind regards,

Andy

Andy Elder | , Housing Strategy and Enabling Manager
Services Directorate, Arun District Council | Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From:
Simon

Davis

Sent: 20 December 2017 12:16

To: Andy Elder

Subject: FW: Planning application Ref: Y/40/17/OUT Housing Strategy and Enabling Manager consultee comments

Hi Andy,

Please see below email received in response to your objection. Look forward to your thoughts.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: [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 bedrooomed. 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
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton SO15 2EW



Development ♦ Management ♦ Planning

**PLANNING CONSULTATION FURTHER 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 (4) Affordable Rent and (3) Intermediate housing which is acceptable to the Council.

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 proposed dwelling types and sizes as proposed for the affordable housing is acceptable.

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 as far as practically 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

No objection.