

From: Amanda Scholes on behalf of Planning.Responses
Sent: 13 July 2017 12:15
To: Planning Scanning
Subject: FW: Planning consultation response - Y/44/17/OUT - Stakers Farm North End Road Yapton
Attachments: Y-44-17-OUT - Land at Stakers Farm North End Road Yapton.doc

From: Andy Elder
Sent: 13 July 2017 11:04
To: Planning.Responses
Cc: Simon Davis
Subject: Planning consultation response - Y/44/17/OUT - Stakers Farm North End Road Yapton

Please find attached my consultation response for application Y/44/17/OUT.

Andy

Andy Elder | , Project Manager (Arun Housing Company),
Strategy Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 10 July 2017 10:48
To: Andy Elder
Subject: Planning Consultation on: Y/44/17/OUT

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

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015 - Article 5
Outline Consent

APPLICATION NO: Y/44/17/OUT
Registered: 26th June
2017
Site Address: Land at Stakers Farm North End Road
Yapton
Grid Reference: 497637 103649
Description of Works: Outline Planning Application for 70No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). This application is a Departure from the Development plan

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 10-AUG-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

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

Regards
Planning Officer

consulco_email

**PRE-APPLICATION ADVICE COMMENTS
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 15 units are proposed such as on this site. Based upon a proposal of 70 dwellings 21 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 100% (21) for Affordable Rent whilst this is an acceptable quota for the Council it may cause an issue for registered partners in terms of viability. Most RP's will seek a blend of rented and intermediate housing from a S106 development.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at July 2017 there were 1,228 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants have set out in their Affordable Housing Statement a mix of dwelling sizes which meets the below requirements of the Council.

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Intermediate Homes	15-20%	50-55%	25-30%	0-5%
Affordable rented	35-40%	35-40%	15-20%	5-10%

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 or an approved non registered partner for the acquisition of the affordable housing.

Starter Homes have been assessed as not being affordable to most of those in housing need in the Arun area. At present therefore, the Council would not support the inclusion of Starter Homes as an affordable housing product and would seek on-site affordable housing as prescribed in this consultation response.

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

Summary

In terms of the provision of affordable housing there is no objection in principle.

However, the applicants need to give consideration to the viability of providing all the affordable homes for rent, RP's may not be able to offer a suitable bid based on this proposal.