

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 March 2017 09:22
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/5/17/OUT
Attachments: Y - 5 - 17 OUT Cinders Lane, Yapton.doc

From: Nigel Baldwin
Sent: 09 March 2017 12:38
To: Planning.Responses
Subject: RE: Planning Consultation on: Y/5/17/OUT

Please find attached comments from the Housing Strategy and Enabling service on this Outline Planning Application.

Nigel Baldwin

Nigel Baldwin | Housing Strategy & Enabling Manager | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF DX 57406 Littlehampton

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

Sent: 08 February 2017 13:04
To: Nigel Baldwin
Subject: Planning Consultation on: Y/5/17/OUT

To: F A O Nigel Baldwin - 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

Y/5/17/OUT

NO:

Registered: 2nd February
2017

Site Address: Cinders Nursery & Land R/O Cinders Lane Yapton BN18 0JJ

Grid Reference: 498160 102625

Description of Works: Outline application for 51 no. dwellings with all matters reserved except for access. 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 09-MAR-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 David Innes who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

PLANNING REF: Y/5/17/OUT LAND AT CINDERS LANE, YAPTON

OUTLINE PLANNING APPLICATION ADVICE

COMMENTS FROM NIGEL BALDWIN - 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. At the pre- application stage the applicants committed to 30% of the homes being defined as affordable and when the Reserved matters application is made the Council looks forward to seeing the developer`s commitment to 30% of the homes being affordable.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. At the beginning of March 2017 there is over 700 households in housing need on the Council's housing register.

Property sizes and mix

For reference the tenure of the affordable housing is currently sought at 70% rented and 30% intermediate housing.

The Conceptual Layout suggestion in the January 2017 Planning, Design and Access statement mentions 1 and 2 bed properties and these are to be welcomed and again the Council looks forward to this type of accommodation being in the Reserved Matters application.

To reiterate previous comments, the emphasis for the affordable rented properties should be on 1 and 2 bed homes and for the intermediate housing (shared ownership) dwellings the mix should comprise of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended.

Design

Integration - The affordable housing should be integrated into the overall development to form clusters. They should be developed so as 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 for the acquisition of the affordable housing or perhaps a very local affordable housing provider.

Summary

In terms of the provision of affordable housing there is no objection in principle but for more detailed comment on an on-site provision of 30% affordable housing the Reserved Matters application with an Affordable Housing Statement is required to comment further.