



Arun District Council
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Mr R Harrington
First Floor
12 Church Square
Leighton Buzzard
Bedfordshire
LU7 1AE

Your Ref: Y/81/14/DOC

Please ask for:

Simon Davis

13 November 2014

Dear Mr Harrington

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of matters reserved by condition imposed under Y/48/11/ relating to
condition 18 for a scheme for the provision of affordable housing.
The Lamb Inn Bilsham Road, Yapton,

Notification regarding the above application:

Condition Number 18

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than two housing units;*
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;*
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
The submitted statement entitled "Terms for the delivery of two affordable houses at the Former Lamb Inn, Bilsham Road, Yapton Matthew Homes Ltd" is considered to be acceptable and satisfies the requirements of the condition.

However, please have regard to the following comments of the Council's Housing Strategy and Enabling Manager (Mr Andy Elder) and do not hesitate to contact the Council to discuss this further;

"The Council has no objection to the applicants request for the 2 affordable housing units being provided as intermediate market housing for either shared ownership or fixed equity, although we would have a preference for shared ownership housing. The Council does not retain a register itself for intermediate housing market properties this function is carried out by docdeci

the regional Homebuy Agent for Sussex Bedford Pilgrims Housing Association (BPHA). The Council would not determine the financial eligibility of applicants this would need to be done by the affordable housing provider (Landspeed).

The local connection criteria as proposed is acceptable and the dwelling types as proposed are acceptable.

Landspeed would have to be approved by the Homes and Communities Agency as a registered housing provider to deliver intermediate housing market products in the Arun District."

The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that two houses will be offered for intermediate affordable housing units in accordance with the approved details.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration