

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 03 January 2018 12:51
To: Planning Scanning
Subject: FW: Planning Consultation on: Y/91/17/OUT
Attachments: Y-91-17-OUT Yapton.doc

From: Andy Elder
Sent: 03 January 2018 12:01
To: Planning.Responses
Cc: David Easton; Satnam Kaur
Subject: RE: Planning Consultation on: Y/91/17/OUT

Please find attached my consultation response.

Andy

Andy Elder | , Housing Strategy and Enabling Manager

Services Directorate, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF


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PLEASE NOTE MY WORKING DAYS ARE MONDAY TUESDAY AND WEDNESDAY

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



Save the environment - think before you print.

Sent: 22 December 2017 13:33
To: Andy Elder
Subject: Planning Consultation on: Y/91/17/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/91/17/OUT

2017
Site Address: Land at Bilsham Road Yapton
Grid Reference: 497590 102839
Description of Works: Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. 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 01-FEB-18.

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 D Easton who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

**PRE-APPLICATION ADVICE COMMENTS FROM - 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 proposal of up to 250 dwellings, 75 would need to be affordable homes to comply with the Council's emerging policy requirements as proposed in the Outline application.

Tenure

The tenure of the affordable housing should ideally comprise of 75% for rent and 25% for intermediate housing, but this split can be agreed with the Council for inclusion in the S106 Agreement.

Housing Need

There is high demand for affordable housing throughout the Arun District for both rent and low cost home ownership. As at January 2018 there were over 1,000 households in housing need on the Council's housing register.

Property sizes design and mix

The applicants should ensure that the quantum of affordable housing is broadly delivered as follows:

	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%

The intermediate housing (shared ownership) dwellings should comprise of a mix of 1, 2 and 3 bed dwellings - 4 bed dwellings are not recommended for shared ownership purposes.

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 in due course 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

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

However, the applicants will need to provide a precise breakdown of the proposed affordable housing units by tenure and dwelling type/size for inclusion in the S106 Agreement.