

From: Andy Elder
Sent: 03 January 2018 14:34
To: Planning.Responses
Cc: David Easton; Satnam Kaur
Subject: RE: Planning Consultation on: Y/92/17/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

Internal: 37714 | External: +44 (0) 1903 737714 Mobile 07872415895

| E-mail: andy.elder@arun.gov.uk

FOLLOW ON TWITTER @RaisetheRoofADC

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.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 22 December 2017 13:19
To: Andy Elder
Subject: Planning Consultation on: Y/92/17/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/92/17/OUT

2017
Site Address: Land east of Drove Lane Yapton BN18
0EB
Grid Reference: 497380 103194
Description of Works: Outline application with all matters
reserved save access, for up to 300
dwellings, link road, surface drainage,
open space and landscaping.
Departure from the Development Plan
and Access route is within the Yapton
(Main Road) Conservation Area.

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 01903 737619.

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. The details set out in the Affordable Housing Statement supporting the Outline planning application are therefore broadly acceptable.

Tenure

It is noted that the Affordable Housing Statement proposes an affordable housing tenure split of 75% Affordable Rent and 25% intermediate housing. Whilst this split meets the NPPF requirements for affordable housing the Council retains a preference for social rent rather than Affordable Rent to meet the requirements of those on the Arun housing register.

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 proposed dwelling sizes set out in the Affordable Housing Statement are acceptable.

The affordable housing should be constructed and designed to be generally 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. The initial contact and interest from Clarion Group is noted.

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.