

Lynnyrd Wolfe

Subject: FW: Burndell Road, Yapton

From: Arjan De Jong <[REDACTED]>

Sent: 03 December 2018 13:01

To: Kathryn Griffiths <[REDACTED]>

Cc: Zoe Knott <[REDACTED]>

Subject: FW: Burndell Road, Yapton

Hi Kathryn,

With reference to the abovenamed scheme I am writing to vary the proposed mix following a discussion with one of our Registered Provider partners. They outlined their preference for mono tenure blocks as well as fewer smaller units for shared ownership so my revised proposed mix below should better reflect the priorities of all parties.

AR

9 x 1bed

5 x 2bed flat

2 x 3bed house

16

SO

3 x 1bed

5 x 2bed flat

3 x 2bed house

3 x 3bed

2 x 4bed

16

Let me know if you have any questions.

Regards,

Arjan

Arjan de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37714 | [REDACTED]

From: Arjan De Jong

Sent: 09 November 2018 11:14

To: 'Kathryn Griffiths'

Cc: Zoe Knott; Satnam Kaur

Subject: RE: Burndell Road, Yapton

Hi Kathryn,

Following on from our discussion this morning.

With reference to your original email I acknowledge that a policy compliant scheme would be as set out in your email. The reason I suggested two additional 4bed units at the expense of 2 x 3bed was in response to discussions with colleagues regarding the most acute need. The most critical aspect for ADC is balancing the needs of those on our housing register, and thereby meeting our statutory duties, with the affordability of shared ownership. We would consider a few additional 3bed units for shared ownership in return for a higher number of rented 2bed units, although it would be helpful if you could forward some indicative values so that we can gauge the affordability. I would also add that to ensure the shared ownership units are available to the highest number we would expect the initial share of purchase to be set no higher than 30% of open market value so I would be grateful if you could confirm that this will be the case.

With the above in mind a revised mix would be as follows:

Shared ownership

10 x 1bed flat
4 x 2bed flat
2 x 3bed house

Affordable rented

2 x 1bed flat
6 x 2bed flat
3 x 2bed house
3 x 3bed house
2 x 4bed house

Regards,

Arjan

Arian de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council |
Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: [REDACTED]

From: Kathryn Griffiths [REDACTED]
Sent: 08 November 2018 15:01
To: Arjan De Jong
Cc: Zoe Knott; Satnam Kaur
Subject: RE: Burndell Road, Yapton

Hi Arjan,

Further to my email below, please can you confirm you are happy with the mix proposed by Bovis.

Affordable Rent (16 units)

6 x 1bed2person Flats
10 x 2bed3person Flats

Shared Ownership (16 units)

6 x 1bed2person Flats
3 x 2bed4person Houses
5 x 3bed5person Houses

2 x 4bed6person Houses

Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner

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From: Kathryn Griffiths
Sent: 06 November 2018 11:50
To: 'Arjan De Jong' [REDACTED]
Cc: Zoe Knott [REDACTED] Satnam Kaur [REDACTED]
Subject: RE: Burndell Road, Yapton

Hi Arjan,

Thank you for providing your suggestion.

Bovis are currently proposing the following which is policy compliant:

12 x 1 bed flat; 10 x 2 bed flat; 3 x 2 bed house; 5 x 3 bed house and 2 x 4 bed house.

Please can you confirm if the proposed would be acceptable.

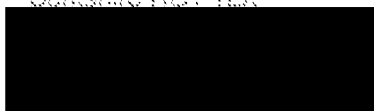
Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner



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From: Arjan De Jong [REDACTED]
Sent: 05 November 2018 14:03
To: Kathryn Griffiths [REDACTED]
Cc: Zoe Knott [REDACTED]; Satnam Kaur [REDACTED]
Subject: RE: Burndell Road, Yapton

Kathryn,

Apologies for the delay.

According to the terms of the section 106 the affordable housing element of 32 homes is to be split 50% rented and 50% shared ownership.

Based on this my provisional suggestion is as follows:

Shared ownership: 10 x 1bed flat and 6 x 2bed flat = 16

Affordable rented: 2 x 1bed flat; 4 x 2bed flat; 3 x 2bed house; 3 x 3bed house and 4 x 4bed house = 16

The above reflects the housing need pressure within the district and also takes into account affordability issues for larger shared ownership properties.

Regards,

Arjan

Arian de Jong | Interim Housing Strategy & Enabling Manager, Arun District Council |
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From: Kathryn Griffiths [REDACTED]
Sent: 05 November 2018 13:02
To: Arjan De Jong
Cc: Zoe Knott
Subject: Re: Burndell Road, Yapton

Hi Arjan,

Further to my colleague Zoe's email below, please can you confirm if you have any comments on the affordable housing mix.

Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner
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From: Zoe Knott
Sent: Wednesday, October 31, 2018 12:22 pm
To: Arjan De Jong
Cc: Kathryn Griffiths
Subject: Re: Burndell Road, Yapton

Hi Arjan,

Thank you for your time a little earlier today. Please find attached the detailed masterplan for the RM application. Those units with a * are affordable and link to the table that I have previously sent across.

If you have any comments please let me know.

Many thanks,

Zoe

Zoe Knott

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From: Zoe Knott
Sent: 24 October 2018 12:30
To: Arjan De Jong
Cc: Kathryn Griffiths
Subject: FW: Burndell Road, Yapton

Dear Arjan,

As you will have seen I have been given your contact details from Helen Perry. We are looking to submit the reserved matters planning application at Burndell Road and would welcome your views on the breakdown of affordable housing. The breakdown is in accordance with the S106.

If you could provide any comments at your earliest opportunity that would be greatly appreciated.

Many thanks,

Zoe

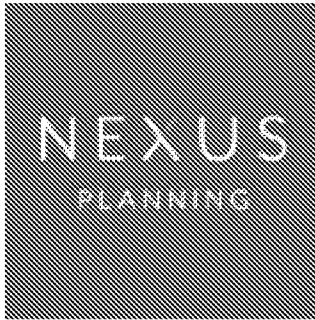
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From: Helen Perry [REDACTED]
Sent: 24 October 2018 12:25
To: Zoe Knott [REDACTED]
Cc: Kathryn Griffiths [REDACTED] Arjan De Jong [REDACTED]
Subject: RE: Burnden Road, Yapton

Hi Zoe

Our new Housing Strategy and Enabling Manager is Arjan de Jong (copied into this response). He will be happy to help with your queries.

Helen

[REDACTED]

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



Save the environment - think before you print.

From: Zoe Knott [REDACTED]
Sent: 24 October 2018 10:33
To: Helen Perry
Cc: Kathryn Griffiths
Subject: FW: Burndell Road, Yapton

Hi Helen,

I understand that Andy has now left ADC. Are you able to provide the contact details of who we should contact to discuss affordable housing?

Many thanks,

Zoe

Zoe Knott
Principal Planner

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From: Zoe Knott
Sent: 24 October 2018 10:29
To: 'Andy Elder' <[REDACTED]>
Cc: Kathryn Griffiths <[REDACTED]>
Subject: Burndell Road, Yapton

Dear Andy,

I hope you are well.

We are in the process of preparing the reserved matters application for Burndell Road, Yapton. The outline application was approved last year. Before we submit we would appreciate your views on the affordable housing mix which is set out on the attached table. This is in accordance with the S106.

Please do not forward on the schedule of accommodation at this stage as it is still being refined.

If you have any comments these would be greatly appreciated.

Many thanks,

Zoe

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Principal Planner

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