

Principal Planning Officer
Rother District Council - Strategy and Planning
Town Hall, London Road
Bexhill-on-Sea
East Sussex
TN39 3JX

13/02/20

Dear ,

Sent via email only:

Ref: Foundry Close - Land East, Foundry Close, Hurst Green, TN19 7QW (RR/2019/2194/P)

Affordable Housing

Please consider this as written confirmation that this application is changing its approach regarding on site affordable housing provision. Our original intention was to make an offsite cash contribution of £170k as per the viability assessment carried out by BNP Paribas dated September 2019.

Whilst we still believe that the site has questionable viability given the ecological conditions, we now commit to providing 40% of the units affordable as per Rother Planning Policy.

Following recent correspondence with Amy Fearn, Rother Housing Development Officer, and discovering there is a need for affordable 1 bedroom properties, we have slightly modified the accomodation schedule. The overall footprint of the accommodation remains as per the plan 2340/19_PL_p_005E submitted on the 24th January 2020. Subject to the granting of a planning persion Amy has agreed to support this housing mix and 'pepper potting' approach.

The accommodation schedule is now:

	1-bed	2-bed	3-bed	4-bed	# of units	% of units
PRIVATE	0	4	1	7	12	60.0%
SHARED OWNERSHIP	0	1	1	0	2	10.0%
PRIVATE RENTED	2	1	3	0	6	30.0%
TOTAL	2	6	5	7	20	100.00%

NB. This is one extra unit from the submissions dated 24th Jan 2020.

The revised plans, elevations, house types and precise accommodation schedule will be submitted by the architect very soon.

Parking Provision

Regarding parking we are also now able to allocate 2 spaces to the private 4 bed units and 2 spaces to the private 3 bed unit which further aligns us to the Parish Council's preference of more parking on the development. The scheme will now accommodate 45 spaces as follows:

	# of bedrooms	# of units	# of parking spaces
PRIVATE - ALLOCATED	4	7	14
PRIVATE - ALLOCATED	3	1	2
PRIVATE - ALLOCATED	2	4	4
AFFORDABLE - ALLOCATED	3	4	4
AFFORDABLE - ALLOCATED	2	2	2
AFFORDABLE - ALLOCATED	1	2	2
UNALLOCATED FOR RESIDENTS	NA	NA	7
UNALLOCATED FOR VISITORS	NA	NA	4
FOUNDRY CLOSE REPLACEMENT	NA	NA	6
		TOTAL:	45

Application Determination Timings

For contractual and other legal commitments it is our strong preference that this application is determined before the end of the March 2020. I believe that we have been as accommodating as possible to the views of all the stakeholders involved with this application. We note there is a Rother Planning Committee meeting on Thursday March 12th, this planning meeting would suit our timings.

As at the time of writing there has only been 9 letters of objection and not one submitted since the 3rd December 2019.

Your cooperation would be greatly appreciated.

Yours sincerely,

Applicant