



Claire Potts (Strategic Development Team
Leader)
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

your ref
our ref RQS.48007.136
direct dial
email
date

Dear Sirs

**Application pursuant to Section 106A of the Town and Country Planning Act 1990 - S106
Deed of Variation - Angmering**

We are instructed by Saxon Weald Homes Limited in connection with S106 Deed of Variation mentioned above.

We are pleased to enclose the following for your consideration:

1. Application form;
2. A copy of the original S106 agreement dated 1 June 2016 (the Original Agreement); and
3. A copy of the first deed of variation dated 20 December 2016 (the First Deed of Variation);
4. A draft Second Deed of Variation which sets out the changes sought as part of this application;
5. A copy of the prospectus for the Homes England Shared Ownership and Affordable Housing Programme 2016-21 (published April 2016)

We understand that the Council has been in discussions with Saxon Weald Homes Limited in connection with this application prior to the submission of the application, and that officers have indicated in principle support. We would ask you to take the following into account in determining the application:

Background

Saxon Weald Homes Limited is a housing association managing approximately 6000 homes across Sussex and Hampshire. They provide affordable rented and shared ownership homes for individuals and families, as well as properties exclusively for the over 55s. They are a not-for-profit company, and the money made from rents is re-invested in the management, maintenance and building of homes. Saxon Weald is also a registered charity.

LONDON BIRMINGHAM EXETER MANCHESTER ABU DHABI SAHRAIN DUBAI MALAYSIA OMAN

Trowers & Hamlin LLP d +44 (0)1392 612235
The Senate t +44 (0)1392 612600
Southernhay Gardens
Exeter www.trowers.com
EX1 1UG

Trowers & Hamlin LLP is a limited liability partnership registered in England and Wales with registered number OC337852 whose registered office is at 3 Bunhill Row, London EC1Y 8YZ. Trowers & Hamlin LLP is authorised and regulated by the Solicitors Regulation Authority. The word "partner" is used to refer to a member of Trowers & Hamlin LLP or an employee or consultant with equivalent standing and qualifications or an individual with equivalent status in one of Trowers & Hamlin LLP's affiliated undertakings. A list of the members of Trowers & Hamlin LLP together with those non-members who are designated as partners is open to inspection at the registered office.

Saxon Weald are working in partnership with CALA Homes to deliver 10 homes for affordable rent and 39 homes for shared ownership on land at West End Nursery, Roundstone Lane, Angmering, Littlehampton BN16 4AX which is centrally located in Angmering. These range from one-bedroom bungalows to four-bedroom houses. The first phase has been completed, and Saxon Weald and CALA are working to progress the subsequent phases.

Purpose of the Variation

Paragraphs 1.14.1 and 1.14.1(i) and 1.14.1(ii) and 1.14.1(iii) of the Original Agreement (as varied by the First Deed of Variation) sets out specific eligibility criteria for the Intermediate Units at the development. However, the eligibility criteria set out therein is now outdated, and does not reflect the actual method by which Intermediate Units are allocated to those in need of affordable housing.

Saxon Weald Homes Limited participates in the Homes England Shared Ownership and Affordable Housing Programme (SOAHP) 2016-21. The SOAHP sets updated criteria for the allocation of shared ownership units, and enables the units to be allocated to persons registered on the Help to Buy Register. The SOAHP requires that shared ownership units be made available to anyone with an income of less than £80,000, without reference to any local connection criteria (bar those for the Armed Forces). Saxon Weald Homes Limited is in contract with Homes England to participate in the SOAHP and is therefore bound by Homes England requirements in terms of the allocation of affordable housing through the Help to Buy Register. The SOAHP prospectus enclosed with this letter explains the allocations requirement at Paragraph 20 of the prospectus.

Saxon Weald Homes Limited therefore applies to the Council to secure a variation to the Original Agreement (as varied by the First Deed of Variation) which will help in the delivery of much needed affordable housing within Arun District.

If the Council is minded to approve the application, we would be grateful if you could put us in touch with your legal advisors so that we can finalise the draft deed.

Yours faithfully,

Trowers & Hamlins LLP

Cc. David Easton (Principal Planning Officer)