



Development Control,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex, BN17 5LF.

03 January 2025

Dear Sir/Madam,

Re: Modification to legal agreement dated 03 November 2021 of BE/109/19/OUT. Land east of Shripney Road, Shripney, PO22 9NW.

This application relates to legal agreement dated 03 November 2021 of planning permission reference BE/109/19/OUT and is submitted following confirmation from the Council in its email 10 December 2024 which confirms the Council's, in principle, agreement to the affordable housing mix defined in the s106 being amended to Shared Equity units at a maximum of 70% OMV. I have included a copy of this email with the application submission.

To date, Elivia has not received any realistic or viable offer from an RP for the affordable housing units. The 'cascade' provided by the Section 106 Agreement does not provide Elivia with a viable exit route as the £80k (plus index) per unit commuted sum renders the desired outcome unachievable, even before CIL that would become payable on 'converted' units. In addition, responses from several RPs are enclosed which I have summarised in the table below with no bids for the site forthcoming.

RP	Response	Reason
Latimer	No bid.	Too small. Minimum 50 units.
Worthing Homes	No bid.	No capacity.
Hyde	No bid.	Too small and no additionality.
Stonewater	No bid.	Too small and no budget until at least April 2025.
Raven	No bid.	Outside of operation area.
St Arthur Homes	No bid.	Too small and no enough shared ownership units.
Guinness Partnership	No bid.	Too small. Minimum 40 units.



Aster	No bid	Too small and no capacity.
Hastoe	No bid	No capacity.
Sage	No bid	Too small.

Elivia would therefore like to request the Council's support for a proposal to deliver all 13 affordable housing units on the Shripney site in partnership with Landspeed using its Intermediate Home Ownership model. Supporting the application is an independent Viability Report assesses the different scenarios and demonstrates the overall cost of delivering the 13 units in the manner proposed would not be more visible as the cost of providing the s106 compliant affordable houses.

The following information is submitted with this application:

- Cover letter
- Draft Deed of Variation
- Neil Crowther confirmation of change of tenure email
- Planning obligation amendment form
- Site Location Plan
- Redacted email pack from Registered Providers.
- Viability report

The proposed Deed of Variation drafted by Elivia's appointed Solicitor, Victoria Charlesson of Moore Barlow. Elivia can confirm its acceptance to pay the Council's reasonable legal fees in respect of this matter.

Victoria Charlesson -
Moore Barlow LLP
Gateway House, Tollage, Chandlers Ford, Eastleigh, SO53 3TG.

I look forward to receiving confirmation of registration of this submission.

Yours Faithfully,

Dave Buczynskyj
Senior Development Planning Manager
Elivia Homes Limited