

Andrew Adamides
2950 Bixby Lane
Boulder
Colorado
United States
80303

Your Ref: OWPC20271
Our Ref: BR/130/18/PO 08-05-2018
Please ask for:
Stuart Corbey

22nd October 2018

Dear Sir/Madam

The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 (As Amended)

Application to remove a planning obligation dated 18th September 1987 under planning reference BR/75/87/ relating to age restriction.

Flat 1-7 Clarence Gate Clarence Road Bognor Regis

Thank you for your internet representation made on 20th October 2018 which has been recorded as '**support**' with the comments as follow s:

My mother bought Flat 2 at Clarence Gate in 2004. I live in the United States but have spent extended periods at Clarence Gate and am very familiar with the building. I am also a former Contributing Editor to News on the Block (www.newsontheblock.com) and am highly cognizant of leasehold law.

Clarence Gate was built and the leases written when Bognor had few or no proper retirement flats with the features now expected of such properties (warden, alarms, ramp access etc.). It has none of these and its design makes them impossible to install. Flats 11 and 12 do not even have a lift.

This is also the only building I have known where flats on one floor are age restricted, but the rest are not. All other age-restricted blocks I know of have all flats age-restricted so the residents will not have to live with families, children, young single people etc. As Clarence Gate has more flats that are NOT age-restricted (9) than which ARE (7), residents of the age-restricted flats do not even have this benefit.

The non-age restricted flats include two 3-bedrooms and two 2-bedrooms. Residents have included families with young children and renters. As such, there is also no concern that removing the age-restriction might change the already-fluid demographics of the block.

I question the value of ever having this restriction in place, but with the proliferation of proper retirement blocks in Bognor over the last 30 years, it is now very apparent that it is outdated and negatively impacting leaseholders. The flats are now near-impossible to sell as buyers opt for newer-build properties with more amenities.

I note from the letter submitted by Mr. Ashforth's solicitors that it has thwarted two sales of Flat 11 and have spoken at length with Mr. Adsett and Mr. Stevens of Flat 4. They are in need of mobility aids and cannot have them due to the design of the building. However, they are similarly unable to sell in spite of having tried to for many years and now fear for their future lest their mobility decline further making them prisoners in their own home. These gentlemen are outstanding members of the Bognor senior community and it is morally indefensible for them to be forced to shoulder this burden at their age due to a planning restriction which no longer serves the needs of anyone (if it ever did).

I would add that my mother purchased Flat 2 as she wanted a 2-bedroom flat when no others were available but was only just old enough to buy it at the time. It had been on the

market for some time and had she been a few years younger, there would have been no sale. Also, the restriction refers to state pensionable age; with this rising, the problem will only increase.

It is also notable that this application comes at a time when the government is looking at leasehold law reform with a view to helping leaseholders. With this in mind, I have discussed this case with a former colleague who is now a features writer at the Daily Mail. We believe this situation may be replicating across the country and, once a decision has been taken about Clarence Gate, intend to write an article about it to shed light on the matter.

Lastly, there is a broader societal concern to consider. As a long term resident of the area, my mother knows many hard-working young people (including key workers) who would love to get on the property ladder. However, due to low wages in the region, high property prices and lack of suitable housing stock, they are unable to do so. Removing Clarence Gate's restriction would free up seven ideal first homes, letting them remain close to their families, help prevent brain-drain and the further greying of the town.

I look forward to your decision.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning