



From: Planning 
Sent: 05 November 2018 07:22
To: Simon Davis
Subject: Re: STANHORN GROVE FP/171/18/PL

Hi Simon,

I've asked the project manager at Worthing Homes to comment on the issue and he is disappointed that incorrect information was potentially given (in that shared ownership does have a rental element to it) and will clarify this scheme with his customer service colleagues.

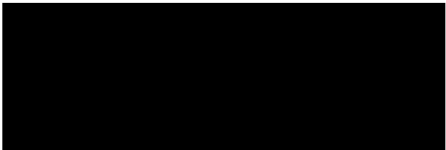
I think you have covered all of the points below within your helpful email; the application is for 100% shared ownership which is what this application seeks with the proposed S/O units secured by a legal agreement - which we proposed initially.

Kind regards

Pete

Planning Dept.

James Potter Associates Ltd
Architectural design



On 2 Nov 2018, at 10:54, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Pete,

See the below email from Cllr English and my response to him. Can you shed any further light on why the resident was told that the homes would be rental? Please respond to me in the first instance. Thanks

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Simon Davis
Sent: 02 November 2018 10:52
To: Cllr. Paul English
Subject: RE: STANHORN GROVE FP/171/18/PL

Dear Councillor English,

The application quite clearly states that the proposal is for "all 18no. units to be intermediate tenure in the form of shared equity properties"

Furthermore, the draft S106 as submitted to me from the applicant states that: "Affordable Housing Units: means 18 (eighteen) Dwellings to be provided as Affordable Housing Units on the Development to be sold as Shared Ownership Units or as set out in Schedule 3 of this Agreement as". I note in particular the reference to *sold*.

However, there is a proposed clause to say that: "If the Association is unable to enter into a contract for sale for the disposal of an Affordable Housing Unit in accordance with paragraphs 1.1 and 1.2 of this Schedule within six (6) months of the Practical Completion Date then the Association shall be permitted to let up to 6 (six) Dwellings at Intermediate Rent and the remaining twelve (12) may be let or sold on the Open Market PROVIDED THAT the procedure set out this Schedule is followed in respect to each Dwelling."

I will query this with the agent.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Paul English [REDACTED]
Sent: 01 November 2018 19:53
To: Simon Davis
Subject: FW: STANHORN GROVE

Hello Simon
Can you give any clarification to the question below?

Cll Paul English

From: David Smart
Sent: 01 November 2018 16:44
To: Paul English; Richard Wickens
Subject: STANHORN GROVE

Just had a resident from Wellers Close knock at my door and tell me the following:

A current resident from Wellers, who is selling up took it upon themselves to ring Worthing Homes to enquire about the possibility of buying one of the new houses, should they be built.

The person was aware that a mortgage would be needed as they are shared ownership.

The person at the other end of the phone (Worthing Homes) responded:

1. Was this person on the current council housing list, and more importantly
2. All the new houses were going to be rent only!

This point 2 may be something that has become crossed wires as they are "part rent" but the person at my door was sufficiently concerned that the goalposts have moved and that these properties may no longer be Shared Ownership.

My understanding was that the shared ownership was something that could not be changed as it was committed to as part of the planning application.

Not sure what we can do by way of seeking clarification and if the situation has changed what that might do with regards the application.

Regards

Dave S

Dave Smart
Chairman Felpham Parish Council

Sent from Mail for Windows 10

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