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Peter Barnett
Principal Planning Officer, Planning & Development
Adur & Worthing Councils
Portland House,
44 Richmond Road
Worthing, BN11 1HS

20th February 2024

Dear Peter

Application for a Non-Material Amendment at Phase 1 Land South of West Street and West of Loose Lane, Sompting, West Sussex
Planning Reference: AWDM/0323/19

Please find enclosed details for a Non-Material Amendment application for Phase 1 of Land South of West Street and West of Loose Lane (site development name Malthouse Meadows).

The amendment sought is in relation to plots 74 & 75 and 47 & 48.

The current layout and s106 approved tenure plan has 4 x 4 bed houses, two for affordable rent (plots 74 & 75) and two for intermediate / shared ownership (plots 90 & 91). However, our affordable housing provider, Worthing Homes, cannot support the delivery of the two 4 bed affordable rented units (Nos 74 & 75). This is because typically the nominated family from Adur DC will be in receipt of universal credit and the higher rent capped at LHA is £287.67. This means the family will quickly be in arrears as the rent is unaffordable due to rising utility, food and living costs.

As such Worthing Homes would like to switch plots 74-75 to shared ownership and plots 47-48 (currently 2 x 2bed shared ownership houses) become affordable rent instead. The overall tenure split remains unchanged.

Worthing Homes is confident it can sell the 4 bed for shared ownership units and they regularly seek this change across West Sussex due to affordability concerns on the higher rents.

With regards to the S106 no deed of variation is required as at schedule 7 clause 1.1 it does acknowledge that an alternative mix can be agreed in writing subject to the overall affordable provision on the phase being 30% , spilt 75% affordable rent and 25% intermediate housing. As the

number of units and overall tenure mix would remain unchanged as a result of this minor variation this is complied with.

To support this application the following amended plans are provided:

Approved Drawing Reference	**Proposed Amended Drawing Reference**
601_PL_100 E Planning Layout	610_PL_NMA_100 Site Layout
601_PL_102 E Tenure Plan	610_PL_NMA_102 Tenure Plan

Summary

I hope that the information provided with this submission is sufficient to validate the application and I look forward to receiving notification that the application has been validated.

If you have any queries please do not hesitate to contact me.

Yours Sincerely

Laura Jackson
Head of Planning