

COMMITTEE DATE:	20 July 2023
-----------------	--------------

Subject - Application RR/2022/2935/P

Address - Westfield Down – Land At, Main Road, Westfield

Proposal - Application to modify a Section 106 Planning Obligation to allow amendments for the affordable housing and purchasing requirements related to applications RR/2009/322/P, RR/2007/545/P and RR/2011/2114/P

An updated application form has been received with Southern Housing Limited now shown as the applicant. It also shows that East Sussex County Council have been served notice of the application, as they too were a party to the original Planning Obligation.

Two additional comments of **SUPPORT** have been received. The comments are summarised as follows:

- The affordable housing in our region being either Shared ownership or affordable rent is very hard to come by.
- Shared ownership is now one of the few ways people can get onto the property ladder due to high interest rates and house prices.
- Affordable rent is also very much needed in our region.
- Councils and Parish Councils should be encouraging this type of development especially in rural areas so that young people can continue to live in the area they grew up and the people applying for these houses are working families and couples.
- Appreciate that this was not what was originally agreed but it is now what is needed for the area.
- Even if the houses for private sale were made available in the current market these would be difficult to sell due to the price and the fact that the potential buyers won't be able to afford them in the current market conditions.

One **GENERAL COMMENT** has been received. The comments are summarised as follows:

- The Housing Enabling and Development Officer comments have raised questions regarding the rationale behind the amendments.
 - As this proposal is still in draft form and not yet adopted how can it be applied to a development that was started in April 21 and is near completion?
 - Does this mean that the S106 amendment is about funding more housing estates using the Tawnies as equity?
 - How does this serve the existing Westfield community and future Tawnies community?