

**Supplementary Report to the Planning Applications Committee**  
**on 22<sup>nd</sup> February 2017**

**Ringmer**  
**LW/14/0830**

**Page 20**

Additional comments received from the agent:

I understand that Ringmer PC, run an organisation called the Jubilee Housing Trust and offer discounted housing to local residents. From what little I can find online, they are not an RSL nor a Community Land Trust (CLT). They appear to be a charity who only offer units for rent and only to very limited people. To qualify you need to be a young couple, with children and strong local connections to Ringmer. I assume it is for this reason that they are not included on LDC's list of Registered Providers.

I would raise the following important information:

1. The existing S106 agreement sets out the qualifying definition for a Registered Provider (RP). An RP of social housing must comply with the Housing and Regeneration Act 2008 and be registered with the Homes and Communities Agency. They must also be approved by the Head of Housing Strategy & Needs. As you know we have worked with Leighton for 5 months on this and contacted all 14 RSL that he confirmed LDC work with. Jubilee Housing Trust were not on this list. As they would not qualify against the definition of the RP in the S106, the owner cannot legally offer them the units. He also suspects that the Bank wouldn't loan against this and it would just stymie development.
2. From my research, it would appear that Jubilee only appear to offer affordable rent. As you know, the offer and S106 is only for intermediate housing. At the time the affordable housing contribution was originally made, Leighton confirmed it would be a poor location for social rented. Social rented is not offered nor required. The commuted sum has been calculated against intermediate and not social rented. On Page 14 of the existing S106 agreement, under the Third Schedule at Point 8 it confirms only intermediate is offered.
3. As Jubilee are a charity and not an RSL, they are not governed by the same legislation. This is presumably why they are able to offer rental properties on such a narrow, localised basis. As they only offer units for up to three years [http://www.lewes.co.uk/forum/post/Jubilee\\_Housing\\_Trust\\_Ringmer/175458](http://www.lewes.co.uk/forum/post/Jubilee_Housing_Trust_Ringmer/175458) there is no certainty about future occupation. What happens if they can't find a local qualifying couple? Their nomination process has not certainty that occupants would be found and this would not be inline with LDC's affordable housing requirements.
4. I am aware of other Parish Council's seeking to deliver affordable housing in West Sussex. Angmering Parish Council have set up a Community Land Trust (CLT) and are looking to partner with an RSL and deliver affordable housing locally. It is also my understanding that CLT's can be considered an RP. Jubilee do not appear to be a CLT and this further confirms that the site owner would be unable to work with them.

5. I would note that the applicant has made a very generous offer, which has been subject to detailed discussions with Leighton and Sarah. If the Committee defer the application, all they will do is delay the delivery of much needed housing and provision of over £200k for affordable housing.

**Westmeston**  
**SDNP/16/04770/FUL**

**Page 33**

The agent for the planning application has submitted the following statement:

“I am writing to convey a statement in absence of my presence at the forthcoming Planning Applications Committee meeting to be held 22.02.17.

I am unfortunately unable to speak at this meeting due to current work commitments. I am writing to convey support for the application submitted for the Old Cart Lodge at Hayleigh Farm, Westmeston.

To date Pre Application advice has been sought on the project with additional advice from the County Archaeology department (Casper Johnson) prior to validation. The site selection was determined in response to working within the existing context, on a slight strip of isolated land that is within the client’s ownership. The sensitive proposal provides a use to the former redundant agricultural barn. The proposal purposefully remained true to the barn language and its materiality and rhythm and has been crafted to form a strong relationship with the existing context and landscape within the beautiful setting of the SDNP.

My clients (Joseph Broomfield & Clio Tregear) respect the locality and importance of the SDNP in which they have lived all their lives. They have understood the importance for the proposal to be properly heard, in turn agreeing to two extensions of time that were requested, in order that the application be discussed and heard today. As previously stated within the supporting information to the application, my client, a young couple who both live and work within the local community, look to have a home of their own, enabling them to continue to live within the village to continue a way of family life for themselves and future generations.

The proposal has been developed in close collaboration with them for over a year. Support has been submitted from the local Westmeston Parish Council for the scheme, as the family and its business is known to them for its continued long standing services to the local community. I believe that this is exactly the kind of home that Paragraph 55 of the NPPF was designed to encourage: a simplistic design aiming to enhance the immediate setting as well as being sensitive to the local context that provides the ability to enhance and maintain the vitality of rural communities.

I therefore express my hope that this project achieves consent and its benefits are considered at Committee.”