

Recommendation Report for Application for Approval of Details To Satisfy An Obligation

REF NO: AL/100/25/AOO

LOCATION: Land adjacent to Woodgate Nurseries
Lidsey Road
Aldingbourne
PO20 3SU

PROPOSAL: Application for approval of details required under Schedule 3 Clause 1 - Affordable Housing Scheme, Clause 2 - Public Open Space Scheme and paragraph 4.2 - Commencement Notification of the S106 agreement dated 8/8/2022 relating to AL/129/21/OUT.

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has assessed the details you have submitted in order to satisfy the two obligations under Schedule 3, Clause 1.2 and Schedule 3; Clause 2.1 of the section 106 agreement dated 08 August 2022 which relates to planning permission AL/129/21/OUT (Land adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne, PO20 3SU).

The details you have submitted comply with these two clauses which state: "Not to commence the construction of any Dwelling Units until an Affordable Housing Scheme for the Development has been submitted (either as part of an application for Reserved Matters Approval or separately) to and approved in writing by the Council" (1.2) and "Not to Commence the Development until an Open Space Scheme has been submitted (either as part of an application for Reserved Matters Approval or separately) to and approved in writing by the Council (the Approved Open Space Scheme)" (2.1).

The details that satisfy these two clauses comprise:

- "Affordable Housing Plan - Phase 1" dwg ST-22-05 Rev F; and
- The Open Space Scheme previously approved by AL/143/24/RES and as amended by AL/92/25/NMA.

REASON FOR DECISION

The information has been reviewed by Simon Davis MRTPI (Principal Planning Officer of Arun District Council) and meets the requirements of:

- Schedule 3, Paragraph 2.1 to submit the Open Space Scheme to the Council for approval.
- Schedule 3, Paragraph 1.2 to provide an Affordable Housing Scheme which shows the location, dwelling type, and tenure

of all affordable housing.

Both the affordable housing scheme and the Open Space Scheme have already been approved by the reserved matters permission ref AL/143/24/RES.

To fully comply with the obligation, the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again before provision.

Please note this letter does not constitute a formal legal deed of discharge under Section 106A of the Town and Country Planning Act 1990 however the obligation status has been noted in the Planning Obligation Monitoring Records for any future enquiries.

RELEVANT SITE HISTORY

AL/96/25/NMA	Non-material amendments following the grant of AL/143/24/RES relating to the highway in the north-eastern part of the site, to remove the footway on the southern side, reconfigure the parking spaces for plots 59-63 and change to the connection to the foot/cycle link to Lidsey Road, change plot 32 from Langley house type (detached) to 2 x Marwood house types (semi-detached, identified as plots 32-33) and change plots 48-49 from Martham and Nene house types (semidetached) to Cattawade house type with associated garage (detached, identified as plot 49) and resultant renumbering of plots 32-49, re-positioning of plots 43-48 and realignment of screen wall to rear garden of plot 41 and reconfiguration of road to north of plots 1-7.	Approve 14-10-25
AL/92/25/NMA	Non material amendment following the grant of AL/143/24/RES relating to landscaping and arboriculture plans in order to reflect tree removals, affected by S278 works.	Approve 13-10-25
AL/74/25/NMA	Non material amendment following the grant of AL/143/24/RES for amendment to the approved house type of Plot 32 to the Langley house type, with associated repositioning of the garages serving Plots 31 and 32, amendment to the fenestration detailing to the side elevation of Plot 42, with the introduction of a first floor window, amendment to the elevational materials of Plots 42 and 43, with the introduction of first floor tile	Approve 12-08-25

hanging to the front and side elevations of Plot 42 and front elevation of Plot 43.

AL/143/24/RES	Approval of reserved matters following outline consent AL/129/21/OUT for 93 No. residential dwellings with associated parking, landscaping, open space (including play areas), infrastructure and works. This application is in CIL Zone 3 and is CIL Liable as new dwellings.	ApproveConditionally 11-06-25
AL/129/21/OUT	Outline planning application with all matters reserved (except access) for residential development with up to 95no. dwellings (Use Class C3), informal and formal public open space, landscaping, drainage and other associated works. This application is a Departure from the Development Plan.	App Cond with S106 22-08-22

CONSULTATIONS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE