

Nicola Spencer

From: Hannah Kersley
Sent: 05 February 2026 13:44
To: Planning.Responses
Subject: Fw: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU
Attachments: K480070-LVL-XX-XX-DR-Z-1001 - Affordable Housing Plan.pdf

Hi,

Please can this plan be uploaded to AL/126/25/AOO - it is an amended plan to supersede ID3.

Many thanks

Hannah

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development








T: 01903 737856
E: hannah.kersley@arun.gov.uk

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From: Joseph Chan <[REDACTED]>
Sent: 05 February 2026 10:49
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Saskia Lower <[REDACTED]>
Subject: RE: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

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Hi Hannah,

Please see the updated Affordable Housing Plan. This has been amended to fully align with the numbers outlined in the S106.

I trust that this will be sufficient to fully discharge this obligation in full.

Thanks for all your cooperation through this.

Kind Regards,
Joseph Chan
Graduate Planner,

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Sent: 04 February 2026 15:16

To: Joseph Chan

Subject: Re: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

Hi Joseph,

Thank you, that's much appreciated.

I can confirm we don't have any concerns with the safeguarded land aspect - this all appears to be in line with the S106.

Kind regards

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

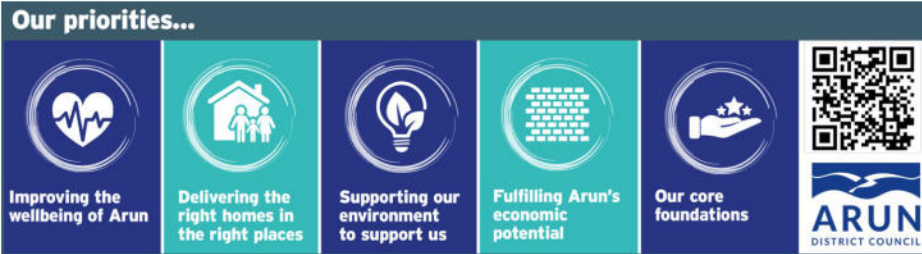
E: hannah.kersley@arun.gov.uk

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From: Joseph Chan <[REDACTED]>
Sent: 04 February 2026 14:45
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Subject: RE: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

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Hi Hannah,

Thank you for flagging this. We will get back to you shortly on the Affordable Housing point.

Regarding the Safeguarded Land, should I take it that there are no concerns with this aspect?

Kind Regards,
Joseph Chan
Graduate Planner,
[REDACTED]

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: 04 February 2026 11:41
To: Joseph Chan <[REDACTED]>
Cc: Saskia Lower <[REDACTED]>
Subject: Re: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

Hi Joseph,

Thank you for your email.

My apologies for the delay in getting back to you about this - the application was allocated to my Manager so I was unaware this one was due. We have reviewed the obligations submitted, and just have a couple queries regarding Schedule 2 Para 1.1 (Affordable Housing). The plan submitted shows the AH tenure to be 35% of 180 (equating to 63 dwellings), however having reviewed the Officers report and the documentation, we are of the understanding that the AH provision should only be 30% of 177 (53 dwellings). This appears to match the split defined within the S106:

Affordable Rent Unit - 36 Dwellings
First Home - 13 Dwellings
Shared Ownership Units - 4 Dwellings

Could we just check whether this 35% is an error on the submitted plan, or whether you would be looking to deliver the tenure split as is defined (63 dwellings rather than 53)? If it is the case that the AH delivery is changing from that defined within the S106, we would need to request a Deed of Variation to amend the affordable housing provision and associated figures. This DoV could be accompanied with the Tenure / Affordable Housing Plan, so that the obligation to submit this again for approval would no longer be necessary.

Alternatively, if this is just an error, we are happy to accept an amended Tenure Plan for review against the S106 obligation under this application.

Many thanks in advance.

Kind regards

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development








T: 01903 737856
E: hannah.kersley@arun.gov.uk

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From: Joseph Chan <[REDACTED]>
Sent: 04 February 2026 10:01
To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Cc: Saskia Lower <[REDACTED]>
Subject: RE: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

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Good Morning Hannah,

Just wondering if there's any update on this? I note that under reference AL/126/25/AOO this has a target decision date of 02/02/2026. Are there any issues or does your legal team require any further information for this Obligation Discharge?

If need anything more to get this discharged please do let us know.

Kind Regards,
Joseph Chan
Graduate Planner,
[REDACTED]

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From: Joseph Chan
Sent: 08 December 2025 16:16
To: Hannah Kersley <hannah.kersley@arun.gov.uk>; Planning <planning@arun.gov.uk>
Cc: Huw James <[REDACTED]> Saskia Lower <[REDACTED]>
Subject: P2274 - Discharge of Planning Obligations Under S106 - AL/107/21/PL - Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU

Dear Hannah,

Please find attached our submission relating to the discharge of Section 106 obligations for application AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate (PO20 3GU).

The submission seeks approval of details required to discharge the following obligations prior to commencement:

- Schedule 1, Paragraph 2.2.1 – Safeguarded Land Specification
- Schedule 2, Paragraph 1.1 – Affordable Housing Plan

All supporting documents are attached to this email.

Should you need any further information, please let me know.

Kind Regards,
Joseph Chan
Graduate Planner,
[REDACTED]

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