



Land adjacent to Woodgate Nurseries Aldingbourne

Reserved Matters for 95 dwellings
S106 Agreement Compliance Statement

November 2024

LUKEN  **BECK**

Management | Development | Planning

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Ref:

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1. INTRODUCTION & BACKGROUND

1.1 This S106 Agreement Compliance Statement accompanies a reserved matters application that has been submitted by BDW Southampton to Arun District Council (ADC) for the development of land at Woodgate Nurseries, Lidsey Road, Woodgate for 95 dwellings, public open space, landscaping, access and associated works

1.2 The proposed development was granted outline planning permission on 22nd August 2022 (ADC Reference: AL/129/21/OUT) for the following:

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.

1.3 A S106 Agreement dated 8th August 2022 accompanies the outline consent and includes various obligations, each with a trigger for compliance. These are described in the next section of this report.

2. Requirements and Compliance

2.1 Table 1 below summarises the requirements of Schedules 3 and 4 of the S106 Agreement and includes a response from BDW on compliance.

Requirement	Trigger	Response
Provision of 30% Affordable Housing Units including a target tenure split of: i) 67% Affordable Rented Units ii) 8% Intermediate Housing Units iii) 25% First Homes	See below.	The Reserved Matters application include provision for 30% affordable homes with a tenure split that largely follows the target tenures.
Submission of an Affordable Housing Scheme for Development	Prior to commencement of the construction of any dwellings	This obligation will be complied with at the appropriate time.
Provision of, and disposal of, the Affordable Rented Units and Intermediate Housing Units	Prior to occupation of no more than 60% of Market Housing Units	This obligation will be complied with at the appropriate time.
Practical completion of First Homes	Prior to occupation of no more than 60% of Market Housing Units	This obligation will be complied with at the appropriate time.
Submission of, and approval of, an Open Space Scheme	Prior to commencement of development	This obligation will be complied with at the appropriate time.
Provision of Open Space and Play Areas	Prior to the occupation of no more than 80% of the dwelling units	This obligation will be complied with at the appropriate time.
Payment of the Monitoring Fee	Prior to commencement of development	This obligation will be complied with at the appropriate time.
Payment of the A27 Junctions Contribution	Prior to commencement of development	This obligation will be complied with at the appropriate time.
Appointment of a Travel Plan Co-ordinator and provision of identity and contact details of such person to the County Council	Pre-Occupation	This obligation will be complied with at the appropriate time.
Payment of the Travel Plan Monitoring Fee	Pre-Occupation	This obligation will be complied with at the appropriate time.

Table 1: S106 Requirements and Compliance



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