



Land West of Lidsey Road, Woodgate

Reserved Matters for 155 dwellings
S106 Agreement Compliance Statement

April 2026

Contents

	Page
1. Introduction & Background	1
2. Requirements and Compliance	2

No part of this document may be reproduced in any form or stored in a retrieval system without the prior written consent of the copyright holder.

All figures (unless otherwise stated) Luken Beck mdp ltd. 2022.

Ref:

Date: April 2026

Ver.: LB / CW draft



1. INTRODUCTION & BACKGROUND

1.1 This S106 Agreement Compliance Statement accompanies a reserved matters application that has been submitted by BDW Trading Ltd (care of Barratt David Wilson Homes Southampton Division) to Arun District Council (ADC) for the development of land at West of Lidsey Road, Woodgate for 155 dwellings, public open space, landscaping, access and associated works

1.2 The proposed development was granted outline planning permission (ADC Reference: AL/70/23/OUT) on 25th October 2023 for the following:

Outline planning application with all matters reserved except access for residential development of the site with up to 155 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. This is Not CIL liable as Outline.

1.3 A S106 Agreement dated 23rd October 2023 accompanies the outline consent and includes various obligations, each with a trigger for compliance. These are summarised in the next section of this report.

2. Requirements and Compliance

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

Requirement	Trigger	Response
THIRD SCHEDULE		
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.
Notify the Council of completion of Open Space and invite to inspect	Upon completion of Open Space	This obligation will be complied with at the appropriate time.
Provision of Open Space and Play Areas	In accordance with the Permission and Open Space Scheme (no occupational trigger)	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.
FOURTH SCHEDULE		

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.
Payment of the Secondary School Transport Contribution	Pre-Occupation	This obligation will be complied with at the appropriate time.
Payment of the County Council Monitoring Fee	Completion of the Agreement	Satisfied

Table 1: S106 Requirements and Compliance



LUKEN  BECK

Management | Development | Planning

59 Tower Street
Winchester
SO23 8TA