

11 September 2026

Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

JC/Let/P2274i

Dear Ms Kersley

Application for Approval of details in support of Planning Obligations pursuant to Section 106 Agreement Dated 9 October 2023 (ref: AL/107/21/PL) at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

We are contacting you on behalf of our client, **Lovell Partnerships**, seeking the approval of revised documents to satisfy Section 106 Planning Obligations relating to application under reference AL/107/21/PL, which received approval on 9 October 2023. The Section 106 agreement was signed on 9 October 2023.

This submission relates to Schedule 2 Paragraph 1.1, which refers to the Delivery of Affordable Housing.

A prior submission under application reference AL/126/25/AOO provided an affordable housing plan that no longer aligns with market demands and trends for affordable housing in the local area. As such, the applicant seeks to revise the approved affordable housing plan.

This application is submitted concurrently with a Section 96a Non Material Amendment Application to alter the approved schedule of accommodation, which also secures the specific units to be delivered as affordable housing.

This application will be accompanied by the following documents:

- This Covering Letter
- Application Form
- Revised Affordable Housing Plan

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

ECE Planning Ltd
Registered in England
No 7644833
VAT No 122 2391 54

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

- Schedule of Accommodation (provided for context of only)

Schedule 2 Paragraph 1.1 (Affordable Housing Plan)

This application seeks to supersede the currently approved Affordable Housing Plan (see obligation discharge application AL/126/25/AOO) and the approval of a new affordable housing plan.

The proposed number of affordable housing units, and tenure split thereof, are to remain unchanged. However, the unit mix of the affordable housing is proposed to be amended. This will see a greater number of First Homes as 2-bed units, and a reduction as 3-bed units.

This revision responds to current housing demand and improves housing affordability by providing smaller, more attainable homes for first home buyers, single-person households, couples and key workers. The amended dwelling mix better reflects local demographic trends, while maintaining the overall number of dwellings and continuing to meet the objectives of delivering affordable housing. The change will not result in any material increase in built form and therefore remains consistent with the intent of the approved tenure strategy.

The following substitution is therefore proposed:

Approved (to be superseded)	Proposed
K480070-LVL-XX-XX-DR-Z-1001-A - Affordable Housing Plan	K480070-LVL-XX-XX-DR-Z-1001-B - Affordable Housing Plan

To ensure that the newly proposed affordable housing plan aligns with the approved schedule of accommodation, a Section 96a Non Material Amendment Application has been submitted concurrently with this application to amend the approved document list of permission under reference AL/107/21/PL. On approval of that application, the proposed affordable housing plan will fully align with all relevant documentation of the associated planning permission.

The above proposals are not considered to have any significant impact in planning policy terms, with the development still meeting the stipulated proportion of affordable housing, whilst also better meeting market demands for affordable housing in the local area.

Conclusion

In summary, we would like to formally request the approval of a substitute affordable housing plan pursuant to Schedule 2 Paragraph 1.1 of Section 106 Agreement relating to planning permission AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

We trust that this is acceptable and look forward to written confirmation of approval of the plan provided.

If you have any further queries or require further information, please contact me on [REDACTED]

Yours sincerely
ECE Planning

Huw James MRTPI
Director