

Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

19 November 2025

Dear Sir/ Madam,

Submission of Deed or Variation for Affordable Housing Provision pursuant to details pursuant to outline planning permission A/122/19/OUT for the Land off Arundel Road, Angmering, BN16 4ET

Barratt Redrow Southern Counties (Guildford Office) have taken on responsibility for the above site following the closure of the Redrow Southern Counties (Basingstoke Office).

We understand that the Redrow Southern Counties team had extensive discussions with the Housing Team at Arun District Council in relation to the affordable housing provision on the site. The team provided summaries of the affordable housing position in July 2022, April 2023, February 2024 and April 2025 (all appended with this submission). These reports confirmed that no viable offers for affordable housing were received. The site has also been adverted on the Homes England Clearing services since April 2025, with no viable offers received.

A viability assessment has been completed which assesses the value of the current consented scheme (with 30% affordable home provision) and a potential future scheme (with 100% open market provision). This confirms a surplus of £3.064 million which would be available to form a commuted sum.

Barratt Redrow are still committed to deliver some form of affordable homes on the site and would prefer to see some form of affordable homes to be delivered, in the form of discount to market value homes (at a 30% discount). This would result in the commuted sum being reduced to reflect the achieved values of the discount to market value homes.

The following information is included with the submission, some of which contains sensitive financial information (including emails from affordable housing providers), which the Council should seek to keep confidential, particularly in light of the CMAs investigations in relation to value information being shared:

Application Forms for Deed of Variation;

Financial Viability Appraisal dated 28 August 2025 by s106 Management;

Report on affordable offers from July 2022;

Report on affordable offers from April 2023

Report on affordable offers from August 2024



Report on affordable offers from February 2025

Correspondence from Homes England confirming site went live on Clearing Service

Correspondence from Worthing Homes, Vivid, Aster, Guinness Partnership, Hyde Housing, Stonewater and Saxon Weald.

In the absence of any viable offer and the provision of the Financial Viability Appraisal, Barratt Redrow Southern Counties are seeking to agree a Deed of Variation to the section 106 agreement to amend the provision of affordable housing for a commuted sum, with the affordable homes replaced by discount on market value homes. Once the value of the discount to market value is agreed with the Council, an addendum to the Financial Viability Appraisal can be provided to confirm the level of commuted sum that may be required.

Should you require any further information then please do not hesitate to contact me on [REDACTED]
[REDACTED] or via email at [REDACTED]

Craigie Burden
Head of Planning
Barratt Redrow Southern Counties