

Recommendation Report for Application for Approval of Details To Satisfy An Obligation

REF NO: A/50/26/AOO

LOCATION: Rustington Golf Centre
Golfers Lane
Angmering
BN16 4NB

PROPOSAL: Application for approval of details under Section 106 dated 07-10-22 (as amended) linked to A/129/21/PL in relation to Schedule 2 Part C Clause 2 - Affordable Housing Scheme (For First Homes).

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has considered the details you have submitted in order to satisfy an obligation contained in the Section 106 agreement dated 17 October 2025 which relates to planning permission A/129/21/PL.

The details permitted pertain to Schedule 2 Part C Clause 2 and require first homes to be provided in accordance with the provisions of the Affordable Housing Plan.

The following documents were submitted in support of this application:

- Tenure Plan PLN-3-1105 Q1
- House Type DEN Elevation & Floor Plans PLN-3-2103 H
- House Type 60 & 61 Plots 176-179 Elevation & Floor Plans PLN-3-3000 A

REASON FOR DECISION

The details you have submitted are approved and clause Schedule 2 Part C Clause 2 are recorded as discharged.

The information has been reviewed by Kathryn Welch - Senior Planning Officer of Arun District Council, and meets the requirements of Schedule 2 Part C Clause 2 to provide an affordable housing scheme which shows the location, dwelling type, and tenure of all affordable housing.

To fully comply with the obligation the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again. Please note this letter does not constitute a formal legal deed of discharge under Section 106A of the Town and Country Planning Act 1990 however the obligation status has been noted in the Planning Obligation Monitoring Records for any future enquiries.

RELEVANT SITE HISTORY

A/200/23/AOO	Application for details submitted to satisfy the obligation under Schedule 1 of the section 106 dated 7/10/22 (linked to A/129/21/PL) - Not to commence the construction of any residential units until the Affordable Housing Scheme has been submitted and approved.	Refused 13-11-23
A/94/24/DOV	Application to enter a Deed of Variation to modify the Section 106 dated 7th October 2022 linked to A/129/21/PL (APP/C3810/W/22/3298192) in relation to Schedule 1, Part B: affordable housing.	Approve 21-10-25
A/160/25/NMA	Non-material amendment following the grant of A/129/21/PL relating to amendments to plots 91-191 to respond to the proposed deed of variation and amendments to the layout to respond to the amended surface water drainage scheme.	Approve 23-12-25

CONSULTATIONS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE