

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

REF NO: BE/135/25/AOO

LOCATION: Land East of Shripney Road and
South of Hadden House
Shripney Road
Bersted

PROPOSAL: Application to approve details required under the Section 106 dated 03/11/21 linked to BE/109/19/OUT relating to the approval of the Affordable Housing Scheme (Schedule 3 Para. 1.2).

SITE AND SURROUNDINGS

DETAILS OF DECISION

The council has considered the details you have submitted in order to satisfy an obligation under Schedule 3, Paragraph 1.2 of the section 106 agreement dated 03 November 2021 which relates to planning permission BE/109/19/OUT (Land East of Shripney Road & South of Hadden House, Shripney Road, Bersted, PO22 9NW).

The details you have submitted comply with this clause which states: "Not to commence construction of any Dwelling Units until an Affordable Housing Scheme for the Development has been submitted (either as part of an application for Reserved Matters Approval or separately) to and approved in writing by the Council". Whilst construction has already commenced, the clause had already been complied with prior to construction by application ref BE/57/24/AOO.

The details that satisfy this clause comprise:

- Accommodation Schedule dated 28.11.25; and
- C9_22_19_WD_120 Affordable Housing Plan.

These details demonstrate a scheme of 10 x Affordable Rent and 3 x Shared Ownership/intermediate homes. This is marginally different to the previously approved scheme which was 11 x Affordable Rent and 2 x Shared Ownership or intermediate homes. Both the approved and proposed tenure splits are in accordance with the signed S106 agreement which required a target tenure split of 25% Intermediate Housing Units and 75% affordable rented units.

In addition, you propose, per the covering letter dated 28/11/25, that the remaining approved houses be transferred to a Registered Affordable Housing Provider (Aster Homes). These additional 31 homes (16 x Affordable Rent and 28 x

Shared Ownership/intermediate) are not part of the proposed affordable housing scheme detailed in the listed documents and you have stated that no further affordable housing CIL relief will be sought on the additional 31 affordable dwellings.

REASON FOR DECISION

The information has been reviewed by Simon Davis MRTPI (Principal Planning Officer of Arun District Council) and meets the requirements of Schedule 3, Paragraph 1.2 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

BE/81/25/DOV	Application to enter a deed of variation to the Section 106 Agreement Schedule 3, paragraphs 1.1 and 1.9 of the section 106 dated 03/11/21 regarding the affordable housing scheme being amended so all units are delivered as shared equity/shared ownership	
BE/127/24/DOV	Application to enter into a deed of variation of Schedule 3, paragraphs 1.1 and 1.9 of the section 106 dated 03/11/21 regarding the affordable housing scheme being amended so all units are delivered as shared equity.	
BE/57/24/AOO	Application to approve details required under the Section 106 dated 03.11.2021 linked to BE/109/19/OUT (Land east of Shripney Road & south of Hadden House) relating to the Affordable Housing Scheme (Schedule 3 Para 1.2).	Approve 09-08-24
BE/109/19/OUT	Outline application with some matters reserved for up to 46 No dwellings together with access. This application is a Departure from the Development Plan & may affect the character & appearance of the Shripney Conservation Area.	Refused 25-06-20

Appeal: Allowed+Conditions
09-12-21

CONSULTATIONS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE