

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

REF NO: BE/3/26/AOO

LOCATION: Land North of Chalcraft Lane
Bersted
PO21 5TS

PROPOSAL: Application to approve details required under the Section 106 dated 07.09.21 (as amended) linked to BE/148/20/OUT (Nursery Fields Land to the North of Chalcraft Lane) relating to the Self Build Housing Marketing Plan (Schedule 5 Clause 1.1.4)

SITE AND SURROUNDINGS

DETAILS OF DECISION

Arun District Council hereby APPROVE the detail pursuant to S106 obligations for the following reasons.

This application seeks approval for the obligations related to Self-Build Housebuilding as required under Schedule 5, Clause 1.1.4 (approval of a self-build housing marketing plan) in the Section 106 dated 07.09.21 (as amended) in relation to planning permission BE/148/20/OUT.

This relates to BE/37/24/DOV which sought a Deed of Variation to the Section 106 agreement dated 7th September 2021 linked to BE/148/20/OUT (APP/C3810/W/21/3275040) in order to amend schedule 2 (affordable housing) definitions and clauses 1.1, 1.6, 1.7, 2.1, 4.2 and 4.5, add schedule 6 (first homes) and replace schedule 5 (self-build housebuilding). This was approved by Members of the Planning Committee on the 18th December 2024.

Schedule 5 (Self-Build Housebuilding) Clauses (as amended by the Deed of Variation) now require the following:

Clause 1.1.4 requires that the owner shall submit a self-build Housing Marketing Plan to the District Council for its approval and must market the self-build housing plots for self build residential units in accordance with the approved self-build housebuilding marketing plan. For the avoidance of doubt, the approved self-build housebuilding marketing plan shall apply to all self-build housing plot(s) irrespective of its location/phase.

Self-Build Housebuilding Marketing Plan means a detailed marketing plan setting out how the Owner will market and make available the self-build housebuilding plot(s), to people on the self-build housebuilding register for the purposes of self-build housebuilding in accordance with the self-build and

custom housebuilding act 2015 (as amended from time to time) and self build and custom housebuilding regulations 2016 (as amended from time to time) and which must include:

- 1) the proposed methods of marketing;
- 2) the way in which the land in question will be valued, by which independent valuers, and a commitment to ensure the offer price is reasonable and in line with open market value and standards;
- 3) the proposed marketing period (which must be no less than 6 (six) months, commencing no earlier than the date of Commencement of Phase 2 (as identified on the Phasing Plan));
- 4) monitoring and review provisions during the duration of the marketing period which may increase the reach of the marketing period which may increase the reach of the marketing to as many self-builders as possible;
- 5) confirmation of the requirements for the self-build residential units in terms of parking, the provision of services/utilities to be used, which shall clearly be set out in the marketing material; and
- 6) reporting procedure to the Council to provide periodic updates on the marketing exercise with provision of supporting evidence as may reasonably be required.

Self-Build Housebuilding Plot(s) means a plot or plots within the Development which collectively are of sufficient land area to comprise not less than 5% (five per cent) of the total Residential Units, the location of which is generally shown on the Self-Build Housing Plot Plan and precisely shown on the relevant Phase Specific Self-Build Housing Plot Plan.

Self-Build Residential Units means Residential Units constructed or to be constructed by Self Builders.

Self Builders means an individual, an association of individuals or persons working with or for the individuals or associations of individuals who construct dwellings to be occupied as homes by those individuals and are registered on the Self-Build Housebuilding Register. For avoidance of doubt, this is specific to the Councils register of people interested in acquiring land for Self-Build Housebuilding.

A Self-Build Housing Marketing Plan (Rev 04) has been submitted in respect of Clause 1.1.4. This sets out that 12 No. self build plots will be provided. The plots themselves will be initially delivered as 'prepared and serviced sites' by David Wilson Homes, with the responsibility then falling upon the self-builder (plot purchaser) to seek planning permission for the design of the dwelling.

In respect of the requirements of Clause 1.1.4, the Plan

provides the following details:

1) the proposed methods of marketing;

The plots will initially be made available to those registered on the Self-Build Housebuilding Register, and then extended via the following means:

1. Contact the Arun Self-Build Housebuilding Register;
2. Release on Barratt David Wilson Sales website;
3. Promote via the core Barratt David Wilson marketing mix;
4. Widen marketing mix and increase budgets;
5. Placing adverts online and in local/regional newspapers.

The above will be caveated by a requirement that offers can only be accepted from those who are members of the Council's Self-Build Housebuilding Register. This will ensure compliance with the requirements of the S106, should those who currently exist on the Register not wish to take one of the plots.

2) the way in which the land in question will be valued, by which independent valuers, and a commitment to ensure the offer price is reasonable and in line with open market value and standards;

It is detailed that an up to date market valuation of the properties will be provided prior to the launch. Full details will be provided at this point to the Council. An independent valuation will be carried out by the Ely Langley Group, with all prices to be reasonable and in line with open market value and standards.

3) the proposed marketing period (which must be no less than 6 (six) months, commencing no earlier than the date of Commencement of Phase 2 (as identified on the Phasing Plan));

A six month marketing period will commence as soon as the following criteria are satisfied:

- The Self-Build Housing Marketing Plan has been approved.
- The marketing material has been made available to persons listed on the Council's Self-Build Register.

If Barratt David Wilson Homes are unable to secure a transfer of any of the Self-Build plots within six months of commencing marketing or within five months of receiving a genuine offer (whichever is later) then the plot will be used for the construction of the residential unit approved under Reserved Matters consent BE/1/23/RES.

4) monitoring and review provisions during the duration of the

marketing period which may increase the reach of the marketing period which may increase the reach of the marketing to as many self-builders as possible;

The marketing of the plots will be undertaken for a minimum of six months, and will be under review during this time. Five steps have been provided, as shown under (1), and are proposed as the provisions to increase the reach to self-builders during the marketing period.

5) confirmation of the requirements for the self-build residential units in terms of parking, the provision of services/utilities to be used, which shall clearly be set out in the marketing material; and

The Marketing Plan provides full details of the utilities and services that will be included. This will comprise Water, Foul Drainage, Surface Water Drainage, Electricity and Telecoms. It is stated that all plots will need to provide a minimum of 2 car parking spaces and an EV charging point. Secure storage for bicycles must also be provided. Further health and safety and rules of build details are also given.

6) reporting procedure to the Council to provide periodic updates on the marketing exercise with provision of supporting evidence as may reasonably be required.

It is detailed that interest from potential purchasers and any dwellings purchased will be logged and retained by the internal Sales team. A monthly report will also be made available to ADC to include general applicant and sales data, as well as diagnostics on all direct marketing initiatives and market commentary on activity.

It is determined that the details submitted under the Self Build Housing Marketing Plan (Rev 04 - Nov 2025) meets the requirements as set out under Schedule 5, Clause 1.1.4.

The following plans are therefore acceptable in respect of their relevance to this Marketing Plan:

- SL13_SITE LAYOUT SELF BUILD Rev L
- SL12_PHASING PLAN Rev L
- MASTER CONVEYANCE LAYOUT

REASON FOR DECISION

The information has been reviewed by Hannah Kersley (Principal Planning Officer of Arun District Council) and meets the requirements of Schedule 5, Clause 1.1.4 requiring the submission and approval of a self-build Housing Marketing Plan, and subsequent marketing of the self-build plots in accordance with this plan. The details submitted are in compliance with the information previously approved in

respect of BE/148/20/OUT (and subsequent applications including BE/37/24/DOV).

To fully comply with the obligation(s) 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 before provision.

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/103/25/AOO	Application to approve details required under the Section 106 dated 07.09.21 linked to BE/148/20/OUT (Nursery Fields Land to the North of Chalcraft Lane) relating to the approval of a self-build housing marketing plan (Schedule 5, clause 1.1.4)	Refused 03-10-25
BE/125/24/AOO	Application to approve: Schedule 5, clause 1.1.1 (self build housing plot plan); Schedule 5, clause 1.1.3 (self build housing marketing plan); Schedule 5; clause 1.1.4 and 1.1.5 (phase specific self build housing marketing plan) in the Section 106 dated 07.09.21 (as amended) in relation to planning permission BE/148/20/OUT.	Refused 18-02-25

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE