

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

09 February 2026

Our Reference: 180641

Dear Sir/Madam,

Land at Ford Airfield, Ford

Application for approval of the Affordable Housing Parcel Scheme pursuant to First Schedule, Part 1, Clause 1.3 of the Section 106 Agreement dated 13 July 2023, linked to outline consent F/4/20/OUT (as amended by F/3/25/NMA and F/22/25/NMA)

Phase RM1 (F/15/24/RES)

On behalf of Vistry Homes Limited, tor&co hereby submits details for the approval of the Affordable Housing Parcel Scheme, in respect of Phase RM1 (F/15/24/RES), in accordance with obligations set out at First Schedule, Part 1, Clause 1.3 (Affordable Housing Parcel Scheme) of the Section 106 Agreement dated 13 July 2023, linked to outline planning permission F/4/20/OUT.

This submission is made to address the pre-commencement requirements applicable to Phase RM1. The application form, together with this covering letter and the accompanying documents, has been submitted directly to Arun District Council via email.

Background and Section 106 Obligation Details

Arun District Council granted planning permission on 14 July 2023 (ref: F/4/20/OUT) for development at Land at Ford Airfield, Ford, comprising:

Outline planning application (with all matters reserved except for access) for the development of up to 1,500 dwellings (Use Class C3), 60-bed care home (Use Class C2), up to 9,000 sqm of employment floorspace (Use Classes B1), local centre of up to 2,350 sqm including up to 900 sqm retail / commercial (Use Classes A1-A5) and 1,450 sqm community / leisure floorspace (Use Classes D1-D2), land for a two-form entry primary school (Use Class D1), public open space, allotments, new sports pitches and associated facilities, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing buildings and part removal of existing runway hardstanding.

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Affordable Housing Parcel Scheme

The Section 106 Agreement defines an Affordable Housing Parcel Scheme as:

“A scheme for the provision of Affordable Housing and First Homes within a Reserved Matters Area which includes a plan and accommodation schedule showing the location dwelling type and tenure mix of the Affordable Housing Dwellings and First Homes for the relevant Reserved Matters Area to be submitted to and approved in writing by the District Council pursuant to paragraph 1.3 of Part 1 of the First Schedule and any amendment or replacement to that scheme which the District Council may approve from time to time it being agreed that the number of Affordable Housing Dwellings and First Homes within a Reserved Matters Area need not total 30% (thirty percent) of the Dwellings within that Reserved Matters Area so long as it can be demonstrated that the Affordable Housing Scheme can be complied with”.

Clause 1.3 of Part 1 of the First Schedule requires the Owner to:

“Not Commence the Development of any Dwellings on a Reserved Matters Area on which Affordable Housing Dwellings and First Homes are to be provided until an Affordable Parcel Scheme for that Reserved Matters Area has been submitted (whether or not as part of an application for Reserved Matters Approval) to and approved in writing by the District Council”.

The 'Affordable Housing Scheme' (already discharged – ref. no: F/5/25/AOO – 23.07.2025) stated we would meet the following site-wide requirements:

- Minimum 30% Affordable Housing Dwellings (up to 450 dwellings total), comprising:
 - 25% First Homes (est. 112 x Affordable Housing Dwellings)
 - 75% Affordable Housing Dwellings (est. 338 x Affordable Housing Dwellings)
- with tenure mixes to be in accordance with either:
 - 1) Approved Community Body Tenure Mix, or
 - 2) Approved Registered Provider Tenure Mix
- All Affordable Housing Dwellings will meet:
 - National Described Space Standards (2015); and
 - Homes England Design and Quality Standards (April 2007) (or any replacement standards published from time to time by the statutory housing body and in force at the date of the relevant Reserved Matters Approval)
- Minimum 50% of Affordable Housing Dwellings will meet M4(2): Category 2: Accessible and adaptable dwellings standards
- Minimum 4% of Affordable Housing Dwellings will meet M4(3): Category 3: Wheelchair user dwellings standards

This submission (Phase RM1)

This submission has been prepared to address the requirements of First Schedule, Part 1, Clause 1.3 of the Section 106 Agreement and sets out the proposed Affordable Housing Parcel Scheme for Phase RM1.

The applicant proposes to follow the S106 defined 'Approved Community Body Tenure Mix' which requires 25% First Homes, 37% Affordable Rented Housing, and 38% Intermediate Housing. The proposed tenure and unit mix is provided below:

| Housing Type | Total No. of AH Units | | First Homes (25%) | | Affordable Rent (37%) | | Intermediate (38%) | |
|-----------------|-----------------------|-------|-------------------|--------------|-----------------------|--------------|--------------------|--------------|
| | No. of Units | % | No. of Units | % | No. of Units | % | No. of Units | % |
| 1 Bed apartment | 34 | 33.3% | 15 | 57.7% | 19 | 51.4% | 0 | 0.0% |
| 2 Bed apartment | 16 | 24.5% | 4 | 42.3% | 12 | 32.4% | 0 | 5.1% |
| 2 Bed house | 9 | | 7 | | 0 | | | |
| 3 Bed house | 41 | 40.2% | 0 | 0.0% | 6 | 16.2% | 35 | 89.7% |
| 4 Bed house | 2 | 2.0% | 0 | 0.0% | 0 | 0.0% | 2 | 5.1% |
| Total | 102 | | 26 | 25.5% | 37 | 36.3% | 39 | 38.2% |

Accompanying this cover letter, the submitted information comprises:

- **Proposed Housing Mix and Tenure Plan** (*ref. 180641-TOR-RMN1-MP-P004, Rev B*), identifying the location and distribution of the Affordable Housing Dwellings and First Homes within RM1; and
- **RM1 – Affordable Housing Parcel Scheme – Schedule of Accommodation ('Community Body' Tenure) – 02.02.2026**, which sets out the dwelling numbers, unit sizes, dwelling types and tenure mix of the proposed Affordable Housing Dwellings and First Homes within RM1.

Together, the submitted information demonstrates that the Affordable Housing Parcel Scheme for Phase RM1 accords with the definition and requirements of the Section 106 Agreement and that the approved Affordable Housing Scheme can be complied with.

We trust that the submitted information is acceptable to enable Arun District Council to confirm compliance with, and discharge of, the Affordable Housing Parcel Scheme obligation in respect of Phase RM1 under the Section 106 legal agreement linked to planning permission ref. F/4/20/OUT.

We look forward to hearing from you in due course. Should you have any queries or require additional information, please contact me at your earliest convenience.

Yours faithfully,



Harvey Wingfield MRTPI
Associate Director (Planning)