

PLANNING REF: F/11/26/AOO

Land at Ford Airfield, Ford

Application to approve details required under the Section 106 dated 13.07.2023 linked to F/4/20/OUT (Ford Airfield) relating to the First Schedule, Part 1, Clause 1.3 Affordable Housing Parcel Scheme.

CONSULTATION RESPONSE - HOUSING DEVELOPMENT AND ENABLING OFFICER ARUN DISTRICT COUNCIL

Affordable Housing Policy requirements

The current policy is set out below:-

Affordable housing policy AH SP2

1. For all developments of 11 residential units or more we will require a minimum 30% of the total number of units proposed on site to be provided as affordable housing.
2. Where it can be proven that 30% affordable housing provision is not viable, then a reduction in the amount of affordable housing on a site or off-site provision as part of another development within the Arun district may be considered.

The provision of affordable housing on a site at less than 30% or an alternative site or by way of a commuted sum will only be allowed in very exceptional circumstances and if supported by robust evidence including, where appropriate, viability evidence.

In these cases we will use an independent assessor, Dixon Searle Partnership, to appraise the evidence provided. This will be at the cost of the applicant. Please note that we may publish developer viability appraisals in full on our website if the application fails to meet our affordable housing policy requirements.

3. We will require the affordable housing tenure mix on development sites to be 75% rent and 25% intermediate housing to include First Homes.
4. Affordable housing must be visually indistinguishable from market housing with large groupings of single tenure dwellings or property types avoided. Affordable housing units shall be permitted in small clusters throughout development schemes.

In accordance with the recently adopted Interim Affordable Housing Guidance (Jan 2026), the affordable dwelling mix should comprise of the following range of homes unless evidence indicates otherwise:

- 1 bedroom 45 to 50%
 - 2 Bedroom 20 to 25%
 - 3 Bedroom 15 to 20%
 - 4+ Bedroom 5 to 10%
5. Provision of affordable housing can be by either a preferred registered provider, an affordable housing provider such as a Community Land Trust (CLT) or by Arun District Council. All providers will be required to sign and adhere to the principles of our Developer and Partner Charter Plus.
 6. Affordable housing will be made available for households on our housing register or for affordable ownership through the government's [affordable home ownership schemes](#). Nominations will be made by us from these registers.
 7. All planning applications that include residential development, either in whole or in part, must include an affordable housing statement.

This current application has not taken account of the updated Affordable Housing Guidance as the submission was made prior to the guidance being published. However, as this application is only for part of Affordable Housing Provision on the site and conforms to the original signed Section 106 agreement, I find this acceptable in this instance.

For applications on future phases on this site, the variation of the mix and tenure of the units should be adjusted to reflect the updated Affordable Housing Guidance (January 2026).

Michael W. Tucker

Housing Development & Enabling Officer

31/03/2026

From: Elaine Walby on behalf of Planning.Responses
Sent: 01 April 2026 13:56
To: Planning Scanning
Subject: FW: F/11/26/AOO
Attachments: F-11-26-AOO Planning Consultation Response.pdf

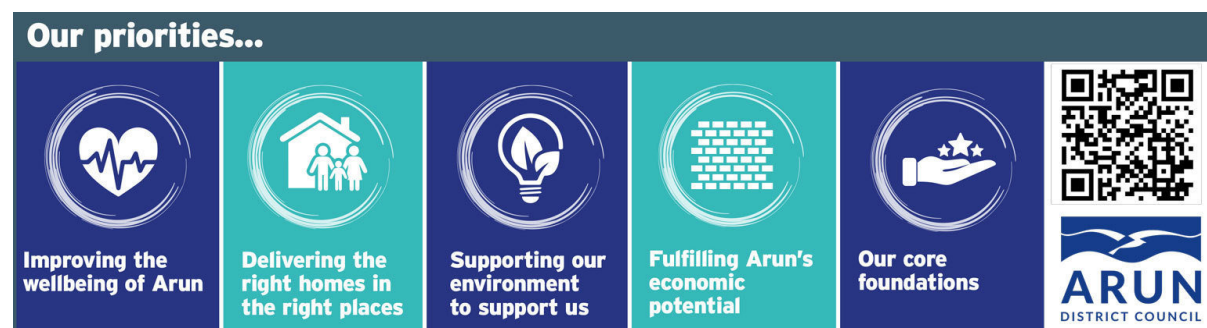
PL- Consultation- Housing Development & Enabling response

Elaine Walby
Technical Support Assistant
Planning Services

T: 01903 737 904
E: elaine.walby@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: David Easton <David.Easton@arun.gov.uk>
Sent: 01 April 2026 11:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: F/11/26/AOO

Could the attached please be uploaded to F/11/26/AOO as a consultation response from Housing and Enabling.

Many thanks,
David

From: Michael Tucker <Michael.Tucker@arun.gov.uk>
Sent: 01 April 2026 07:00
To: David Easton <David.Easton@arun.gov.uk>
Cc: Tim Whelan <Tim.Whelan@arun.gov.uk>; Gillian Taylor <Gillian.Taylor@arun.gov.uk>
Subject: Re: F/11/26/AOO

Good morning David,

I attach my formal response to the application.

You will note that the applicants mix of units conforms to the original SP2 Affordable Housing unit mix from the current Local Plan however, it does not match the revised unit mix percentages which were approved at the Planning Policy Committee in January 2026 and are set out in the updated Affordable Housing Guidance (January 2026).

Taking account of the applicants timing of their application that was registered on the 9th February 2026, I feel it would not be right to request a change at this stage to the percentage mix of units as the revised mix was approved by committee just a few days before this on the 2nd February 2026 but as yet is not I believe published on the Councils Local Plan Website and neither were the applicants informed of this update.

I would hope you will concur with this decision but if you would like to discuss further then please let me know.

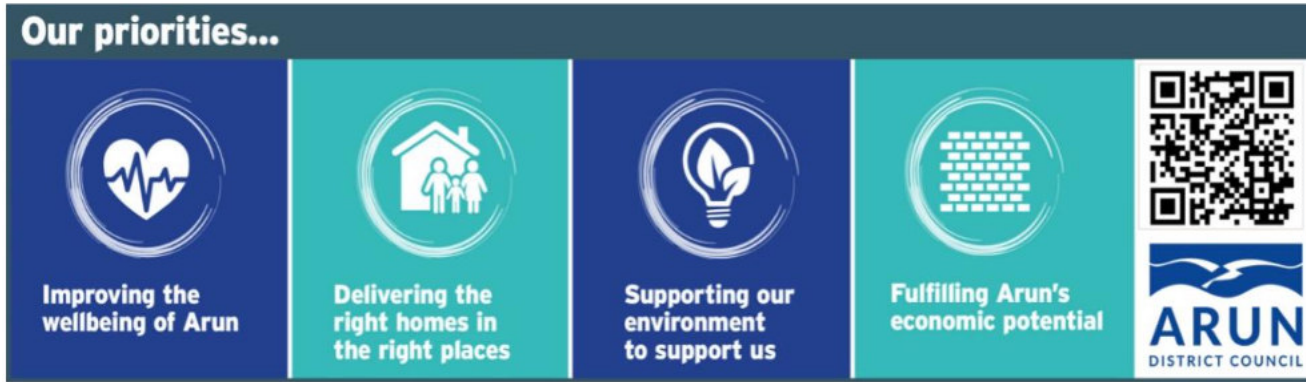
Best

Mike

Michael. W. Tucker
Housing Development & Enabling Officer

Please note that I work part time Tuesday to Thursday 9.00am - 5.30pm

T: 01903 737991
E: michael.tucker@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk



From: Michael Tucker <Michael.Tucker@arun.gov.uk>
Sent: 31 March 2026 09:55
To: David Easton <David.Easton@arun.gov.uk>
Cc: Tim Whelan <Tim.Whelan@arun.gov.uk>; Gillian Taylor <Gillian.Taylor@arun.gov.uk>
Subject: Re: F/11/26/AOO

Hi David, I will get that back to you later today.

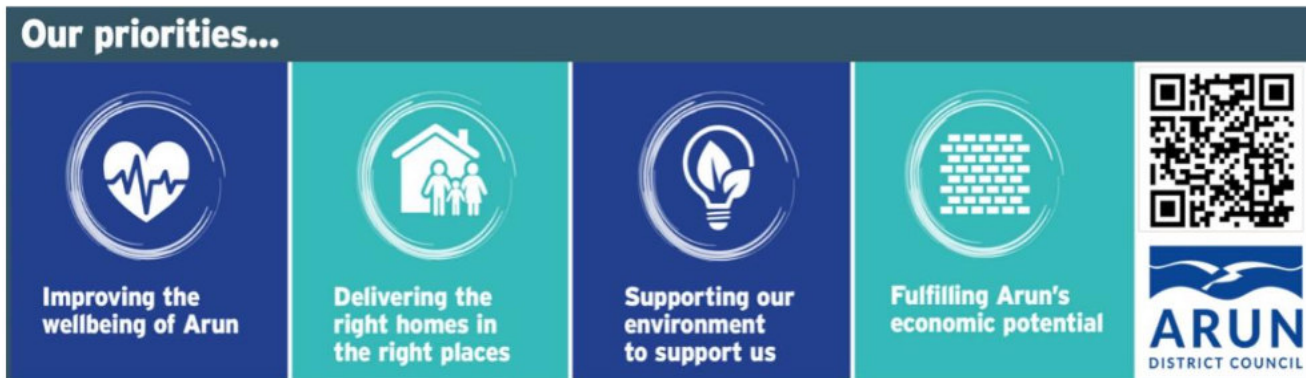
Best

Mike

Michael. W. Tucker
Housing Development & Enabling Officer

Please note that I work part time Tuesday to Thursday 9.00am - 5.30pm

T: 01903 737991
E: michael.tucker@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF www.arun.gov.uk



From: David Easton <David.Easton@arun.gov.uk>
Sent: 31 March 2026 09:22
To: Michael Tucker <Michael.Tucker@arun.gov.uk>
Cc: Tim Whelan <Tim.Whelan@arun.gov.uk>; Gillian Taylor <Gillian.Taylor@arun.gov.uk>
Subject: F/11/26/AOO

Hi Michael,

Are you able to provide me with an update on F/11/26/AOO. Consultation was sent on the 24.02.2026 and app is due for determination next week when I am on annual leave.

Many thanks,

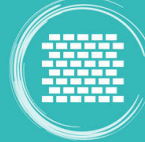
David Easton
Strategic Development Team Leader, Planning

T: 01903 737698
E: david.easton@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 Our core foundations	 
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