

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

REF NO: F/11/26/AOO

LOCATION: Land at Ford Airfield
Ford

PROPOSAL: 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.

SITE AND SURROUNDINGS

DETAILS OF DECISION

The Council has considered the details you have submitted in order to satisfy Clause 1.3 of Part 1 of the First Schedule contained in the Section 106 agreement dated 13 July 2023 which relates to planning permission F/4/20/OUT.

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 details submitted have been reviewed by the Council's Housing Enabling and Development Officer who has raised no objection to the proposed details. It has been identified that current application has not taken into consideration the updated Affordable Housing Guidance (January 2026). However, as it aligns with the requirements of the S106 agreement the details are acceptable.

It has been requested that the updated Affordable Housing Guidance (January 2026) is taken into consideration for housing mix which comes forward as part of later phases.

For the avoidance of doubt the details assessed and accepted are:

- Proposed Housing Mix and Tenure Plan - Dwg no. 180641-TOR-RMN1-MP-P004 Rev B.
- Affordable Housing Parcel Scheme - Schedule of Accommodation ('Community Body' Tenure) 02.02.2026 v1.

REASON FOR DECISION

The information has been reviewed by David Easton (Strategic

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Development Team Leader of Arun District Council) and meets the requirements of Schedule 1, Clause 1.3 to approve the Affordable Parcel Scheme for the Reserved Matters Area approved under reference F/15/24/RES (referred to as RM1).

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 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.

CONSULTATIONS

DEVELOPMENT PLAN POLICIES

RECOMMENDATION

APPROVE