

Tor & Co
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

Date: 24th July 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref: 180641
Our Ref: F/32/26/AOO

Dear Mr Wingfield,

Section 106 Town and Country Planning Act 1990
Application for Approval of Details to Satisfy an Obligation

Application to approve details required under the Section 106 dated 13.07.23 (as amended) linked to F/4/20/OUT in relation to Clauses 1.2 and 2.2 of the Fifth Schedule (Open Space Scheme and Play Areas Scheme) for Phases IRM, RM1 and RM4.

Land at Ford Airfield Ford

The Council has considered the details you have submitted in order to satisfy obligations 1.2 and 2.2 of the Fifth Schedule for Phases IRM, RM1 and RM4 contained in the Section 106 agreement dated 13/07/2023 in relation to planning application F/4/20/OUT (as amended by F/3/25/NMA and F/22/25/NMA).

Schedule 5 Paragraph 1.2 requires that development must not commence for any Open Space in any reserved matters area until an Open Space Scheme has been submitted to and approved in writing by the District Council.

The s106 agreement defines 'Open Space' as areas of open space and amenity space within the development but expressly excludes play areas from that definition. The agreement requires an 'Open Space Scheme' to include a timetable and programme for the delivery of open space linked to dwelling occupation triggers. There must also be a maintenance and management plan setting out how and by whom the open space will be managed and how public access may be restricted for maintenance, management or health and safety.

Schedule 5 Paragraph 2.2 requires that development must not commence for any Play Area in any reserved matters area until a Play Areas Scheme has been submitted to and approved in writing by the District Council.

Play Areas are defined in the s106 as LEAPs, LAPs, NEAPs or MUGAs.

The submitted Strategic Maintenance & Management Plan (SMMP) combines details of the delivery, management and maintenance of the open spaces and play areas in phases IRM, RM1 and RM4 of the scheme; as required in the Open Space Scheme and Play Areas Scheme.

The SMMP confirms that the open spaces and play areas will be transferred to a site-wide Management Company, which will be responsible for their ongoing maintenance and management. The document also sets out a delivery timetable, programme and trigger points, together with a general maintenance schedule and details of the circumstances in which the open spaces and play areas may be temporarily closed to the public. These arrangements are consistent with the approved phasing programme for IRM, RM1 and RM4 (Ref: F/36/24/DOC) and are therefore considered acceptable.

In respect of the design of the play areas, these details do not form part of the submission. The design and specification of the play areas are secured separately through Condition 2 of planning permission F/14/24/RES (Phase IRM) and Condition 6 of planning permission F/16/24/RES (Phase RM4). No play areas are proposed within Phase RM1, as all play provision associated with these phases is located within Phase IRM.

Accordingly, based on the above assessment, the following details satisfy paragraphs 1.2 and 2.2 of Schedule 5 of the s106 agreement of F/4/20/OUT:

Covering Letter (Dated 26/05/2026)

TOR-XX-XX-DR-A-L(--C5001 Rev B (Dated 10/2023)

Strategic Maintenance and Management Plan (Dated May 2026)

The information has been reviewed by Simon Brooksbank (Principal Planning Officer of Arun District Council) and meets the requirements of Schedule 5 Paragraph 1.2 and 2.2 requiring submission and approval of an Open Space Scheme and Play Areas Scheme for Phases IRM, RM1 and RM4. The details submitted are in compliance with the information previously approved in respect of F/4/20/OUT (and subsequent applications). 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.

If you have any queries please do not hesitate to contact the above case officer.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters, likely representing the Principal Planning Officer, Simon Brooksbank.

Neil Crowther
Group Head of Planning