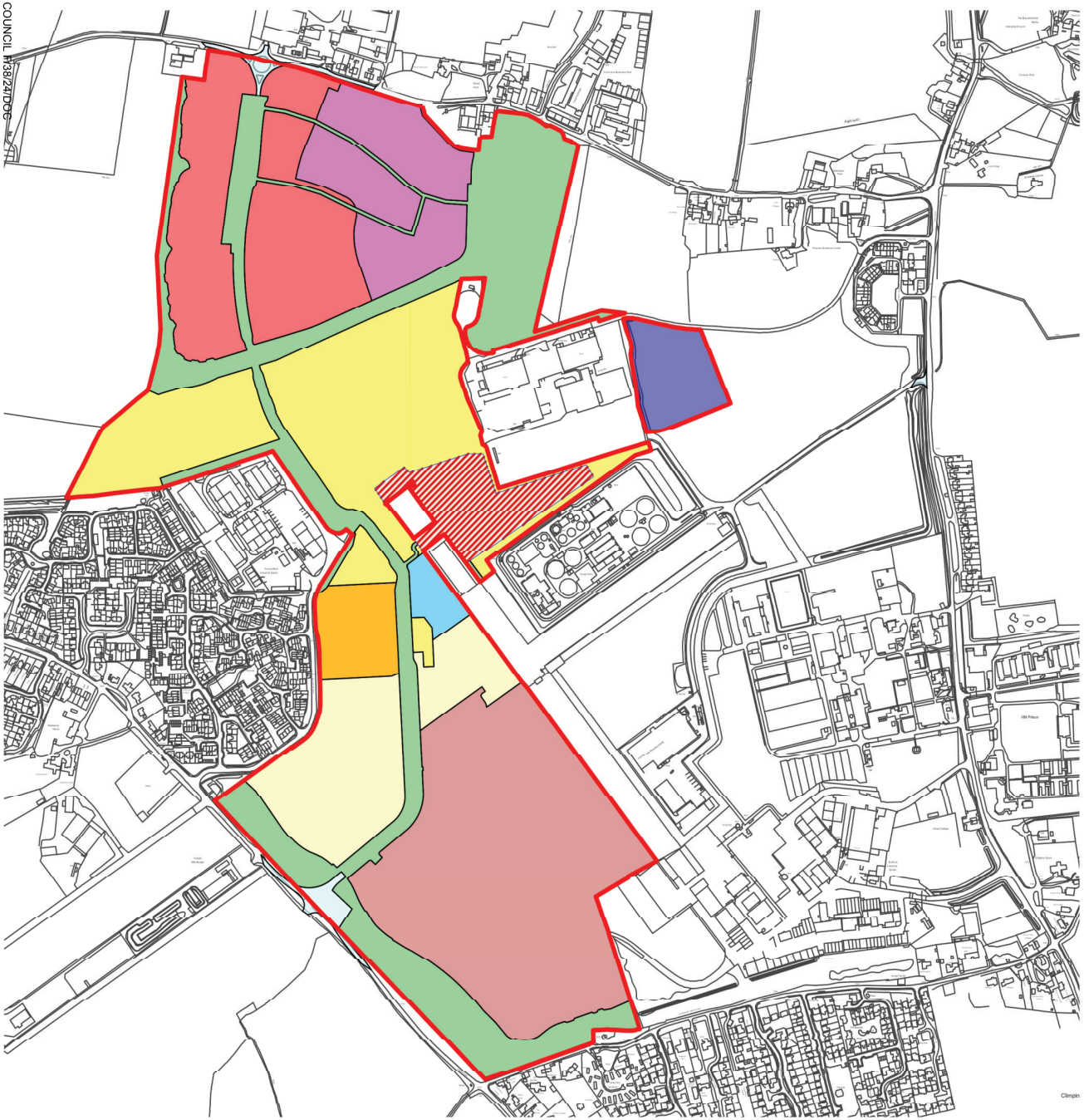
ARUN DISTRICT COUNCIL H/38/24/DOC



	Est. Commencment	Est. Completion	S106 Trigger / Notes
Enabling Works Phase			
Roundabout Construction / Access	Q1 2025	Q2 2025	NB - Full permission granted as per F/4/20/OUT Technical Approval granted via WSCC Highways Authority: - Ford Lane: PSI/3757_02 - Yapton Road: PSI/3757_01
Infrastructure RM			
Spine road, pumping stations, surface/foul drainage infrastructure, POS	Q2 2025	Q3 2027	NB - Scope and programme of works detailed in: - TOR-XX-XX-D R-A-L(--)C5002 - TOR-XX-XX-D R-A-L(--)C5003 - TOR-XX-XX-D R-A-L(--)C5004
Residential RM1			
Indicative phase-wide housing & infrastructure delivery	Q2 2025	Q2 2028	S106 - All affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM1

Private	1B	2BF	2BH	3BH	4BH	5BH	Total
No. units	0	0	36	137	61	5	239
Percentage	0.0%	15.1%		57.3%	25.5%	2.1%	70%
Affordable	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	44	28	3	19	8	0	102
Percentage	43.1%	30.4%		18.6%	7.8%	0.0%	30%
All	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	44	28	39	156	69	5	341
Percentage	12.9%	19.6%		45.7%	20.2%	1.5%	
M4(3)	14	4%					

Residential RM2			
Indicative phase-wide housing & infrastructure delivery	Q2 2026	Q2 2029	S106 - All custom-built, affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM2

Private	1B	2BF	2BH	3BH	4BH	5BH	Total
No. units	26	16	36	153	34	0	265
Percentage	9.8%	19.6%		57.7%	12.8%	0.0%	70%
Affordable	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	44	34	10	24	2	0	114
Percentage	38.6%	38.6%		21.1%	1.8%	0.0%	30%
All	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	70	50	46	177	36	0	379
Percentage	18.5%	25.3%		46.7%	9.5%	0.0%	
M4(3)	16	4%					

Residential RM3			
Indicative phase-wide housing & infrastructure delivery	Q2e 2027	Q1 2030	S106 - All custom-built, affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM3

Private	1B	2BF	2BH	3BH	4BH	5BH	Total
No. units	0	0	41	107	20	0	168
Percentage	0.0%	24.4%		63.7%	11.9%	0.0%	70%
Affordable	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	32	16	4	16	4	0	72
Percentage	44.4%	27.8%		22.2%	5.6%	0.0%	30%
All	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	32	16	45	123	24	0	240
Percentage	13.3%	25.4%		51.3%	10.0%	0.0%	
M4(3)	10	4.2%					

Residential RM4			
Indicative phase-wide housing & infrastructure delivery	Q2 2025	Q2 2028	S106 - All affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM4

Private	1B	2BF	2BH	3BH	4BH	5BH	Total
No. units	3	6	33	137	74	7	249
Percentage	1.2%	11.2%		55.0%	29.7%	2.8%	70%
Affordable	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	12	12	49	27	8	0	108
Percentage	11.1%	36.3%		25.0%	7.4%	0.0%	30%
All	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	15	18	71	164	82	7	357
Percentage	4.2%	24.9%		45.9%	23.0%	2.0%	
M4(3)	15	4%					

Residential RM5			
Indicative phase-wide housing & infrastructure delivery	Q1 2028	Q1 2030	S106 - All custom-built, affordable tenure and M4(3) housing to be completed and delivered prior to 75% Occupation of RM5

Private	1B	2BF	2BH	3BH	4BH	5BH	Total
No. units	2	28	8	51	35	5	129
Percentage	1.6%	27.9%		39.5%	27.1%	3.9%	70%
Affordable	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	11	18	15	10	0	0	54
Percentage	20.4%	61.1%		18.5%	0.0%	0.0%	30%
All	**1BF**	**2BF**	**2BH**	**3BH**	**4BH**	**5BH**	**Total**
No. units	13	46	23	61	35	5	183
Percentage	7.1%	37.7%		33.3%	19.1%	2.7%	
M4(3)	8	4%					

Local Centre RM			
Health Centre / Community Building / Library / Care Home / Retail	Q3 2026	Q1 2028	S106 - Completion prior to 750th occupation (site-wide)
Education RM			
2 Form Prmary School/Land		Sept 2027	S106 - If applicant elects not to construct: Transfer of Education Facility Site to WSCC with site fully serviced prior to 500th Occupation (site-wide)
	Q1 2027	Q3 2029	S106 - If applicant elects to construct: Education Facility to be practically completed prior to 750th Occupation (site-wide)
Employment Zone RM			
Up to 9,000sqm Class B	Q1 2028	Q2 2029	NB - Subject to employment zone RM approvals and delivery by third party applicant. To be delivered no later than 1400th Occupation (site-wide)

- Application boundary
- Enabling Works Phase
- Infrastructure RM
- Residential RM1
- Residential RM2
- Residential RM3
- Residential RM4
- Residential RM5
- Local Centre RM (incl. healthcare, community use, commercial & housing)
- Education
- Employment
- Existing Sports Provision

Notes/Revisions

A 06/12/2024

B 09/12/2024

The Landings Phasing Strategy

Vistry Homes Limited

N

Condition 5 Site Wide Phasing

Status:	Drawn by:	Checked by:
FOR PLANNING	SWB	RC
Project Number:	**Scale @ A3:**	**Date:**
180641	1:7500	10/2023
Drawing Number:		**Revision:**
TOR-XX-XX-DR-A-L(--)C5001		B

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