



Jessica Riches
Principal Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22nd October 2024

Our Reference: 180641

Dear Jessica,

Land at Ford Airfield, Ford

Application for approval of the Affordable Housing Scheme as required under First Schedule, Part 1, Clause 1.2 of the Section 106 dated 13/07/2023 linked to outline consent F/4/20/OUT

On behalf of Vistry Homes Limited, tor&co hereby submit details for the approval of the Affordable Housing Scheme in accordance with obligations set out at First Schedule, Part 1, Clause 1.2 (Affordable Housing Scheme) linked to outline planning permission F/4/20/OUT.

The application form alongside this covering letter has been submitted directly to Arun District Council via the case officer, Jessica Riches.

Background & S106 Obligation Details

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

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.

The schedule below outlines the applicable S106 obligations and definitions applicable to discharging Schedule, Part 1, Clause 1.2 (Affordable Housing Scheme) of outline planning permission F/4/20/OUT .

<i>Planning obligation reference / Definition</i>	<i>Wording of planning obligation and/or relevant definition related to the discharge of the planning obligation</i>
First Schedule Part 1 Clause 1.2	<i>To submit as part of the Phasing Strategy the Affordable Housing Scheme for the Development for approval in writing by the District Council and not to Commence Development until the Affordable Housing Scheme has been submitted to and approved by the District Council in writing.</i>
“Affordable Housing Scheme” Definition	<p><i>a written scheme submitted to and agreed by the District Council pursuant to paragraph 0 of Part 1 of the First Schedule which sets out details:</i></p> <p><i>(a) of the number of the Affordable Housing Dwellings and First Homes within the Development it being agreed that the number of Affordable Housing Dwellings and First Homes within a Phase need not total 30% (thirty percent) of the Dwellings within that Phase so long as it can be demonstrated that the Phasing Strategy has been complied with and overall 30% (thirty percent) of the Dwellings on the Development are to be provided as Affordable Housing and First Homes;</i></p> <p><i>(b) demonstrating compliance with the Affordable Housing Standards.</i></p>
“Affordable Housing Parcel Scheme” Definition	<p><i>means 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 Error! Reference source not found. 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.</i></p>
“Affordable Housing Dwellings” Definition	<i>means those Dwellings forming part of the Affordable Housing Provision to be provided as Affordable Housing in accordance with the Registered Provider Tenure Split or the Approved Community Body Tenure Split and for the avoidance of doubt excludes First Homes and “Affordable Housing Dwelling” shall be construed accordingly.</i>
“Affordable Housing Provision” Definition	<i>means the 30% (thirty percent) of Dwellings constructed on the Land within the Development to be provided (subject to the terms of this Agreement) as Affordable Housing Dwellings and First Homes in accordance with the Affordable Housing Scheme and Affordable Housing Parcel Scheme.</i>

<p>“Affordable Housing Standards” Definition</p>	<p><i>the design criteria with which the Affordable Housing Dwellings shall comply namely:</i></p> <ul style="list-style-type: none"> • <i>50% (fifty percent) of the Affordable Housing Dwellings to comply with Building Regulations Part M4(2) Category 2: Accessible and adaptable dwellings; and</i> • <i>Not less than 4% (four percent) of the Affordable Housing Dwellings to be provided as fully wheelchair accessible and built in accordance with Building Regulations Optional Requirement M4(3) Category 3: Wheelchair use dwellings;</i> • <i>all Affordable Housing Dwellings shall be constructed to comply with the Design and Quality Standards dated April 2007 published by Homes England (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) and technical housing standards – nationally described space standard dated March 2015 (or any replacement standards published from time to time and in force at the date of the relevant Reserved Matters Approval).</i>
<p>“Approved Community Body Tenure Split”</p>	<p><i>means:</i></p> <ul style="list-style-type: none"> • <i>37% (thirty seven percent) of the Affordable Housing Provision to be Affordable Rented Housing;</i> • <i>38% (thirty eight percent) of the Affordable Housing Provision to be Intermediate Housing;</i> <p><i>or such other alternative tenure split which the District Council may approve.</i></p>
<p>“Registered Provider Tenure Split”</p>	<p><i>means:</i></p> <ul style="list-style-type: none"> • <i>67% (sixty seven percent) of the Affordable Housing Provision to be Affordable Rented Housing;</i> • <i>8% (eight percent) of the Affordable Housing Provision to be Intermediate Housing;</i> <p><i>or such other alternative tenure split which the District Council may approve.</i></p>

Affordable Housing Scheme

As per First Schedule, Part 1, Clause 1.2, the applicant is required to submit a written statement confirming for the Development, the following details:

- Number of Affordable Housing Dwellings
- Number of First Homes
- Demonstrate compliance with the Affordable Housing Standards, which includes:
 - min. 50% M4(2) dwellings – Category 2 Accessible and adaptable Dwellings
 - min. 4% M4(3) dwellings – Category 3: Wheelchair user dwellings

- Demonstrate compliance with Homes England Design and Quality Standards (April 2007)
- Demonstrate compliance with National Described Space Standards (March 2015)

The outline permission, permits up to 1,500 dwellings, subject to the subsequent Reserved Matters permission(s) related to scale, appearance, layout, landscaping. Therefore, In accordance with First Schedule, Part 1, Clause 1.2, the *Affordable Housing Scheme* detailed below commits the applicant to deliver site-wide:

- 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

Each individual Reserved Matters applications will secure the total quantum and mix of Affordable Housing Dwellings for each phase of development. Post-Reserved Matters permissions, individual Affordable Housing Parcel Scheme(s) will be submitted for approval prior to commencement of each phase that secures tenure mixes in accordance with the S106 defined Approved Community Body Tenure Mix or the Approved Registered Provider Tenure Mix.

Indicatively, we have set out below the estimated quantum of private/affordable housing that are expected to come forward within each Reserved Matter phase in accordance with the Phasing Scheme that was submitted to discharge Condition 5 of the outline permission:

Phase	Est. Total Private Homes	Est. Total No. Affordable Homes	Est. Total No. Homes
RM1*	238	102	340
RM2***	260	115	375
RM3***	175	70	245
RM4**	249	108	357
RM5***	128	55	183
TOTAL	1,050	450	1,500

* As per RM1 submission validated 17/09/2024 – ref. no: F/15/24/RES

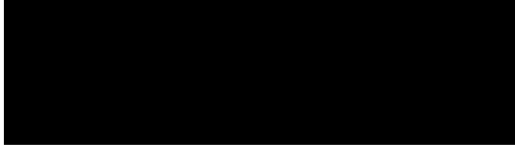
**As per RM4 submission validated 19/09/2024 – ref. no: F/16/24/RES

*** Future phases – figures provided are indicative estimates of future build out quantum

We trust that the submitted information is acceptable to discharge the S106 planning obligation as set out at the First Schedule, Part 1, Clause 1.2 (Affordable Housing Scheme) of the S106 legal agreement linked to planning permission ref: F/4/20/OUT.

We look forward to hearing from you. If you have any queries or require additional information please contact me at your earliest convenience.

Yours faithfully,



Gardiner Hanson
Technical Director

