

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

REF NO: F/5/25/AOO

LOCATION: Land at Ford Airfield  
Ford

PROPOSAL: Application to The Affordable Housing Scheme under the First Schedule, Part 1, Clause 1.2 of the Section 106 agreement dated 13-07-23 in relation to planning permission F/4/20/OUT

**SITE AND SURROUNDINGS**

DETAILS OF DECISION

The council has considered the details you have submitted in order to satisfy obligations under the First Schedule, Part 1, Clause 1.2 of the Section 106 agreement dated 13/07/23 which relates to planning permission F/4/20/OUT (Land at Ford Airfield, Ford).

Part 1 - Affordable Housing, Clause 1.2 requires the following:

'1.2 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.'

'Phasing Strategy' means 'the strategy containing details of the proposed phases of the Development which is approved pursuant to the Planning Permission requiring approval of a phasing strategy'

'Affordable Housing Scheme' means 'a written scheme submitted to and agreed by the District Council pursuant to paragraph 1.2 of Part 1 of the First Schedule which sets out details:

(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;

(b) demonstrating compliance with the Affordable Housing Standards.'

The details submitted to satisfy this clause comprises a Cover Letter encompassing the Affordable Housing Scheme (ref 180641 - dated 22nd October 2024). This sets out the following details in respect of parts (a) and (b) of Clause 1.2:

(a) 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

An indicative table comprising estimated quantum of both private / affordable housing has also been provided. This specifies the estimated number of affordable housing units to be delivered for each Reserved Matters Phase, and totals to 450 across the site (30%).

(b) 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

These details align with those submitted to satisfy the Phasing Strategy (Condition 5), as approved under F/36/24/DOC.

The details that satisfy this clause comprise:

- Cover Letter ref 180641 (22nd October 2024)

## REASON FOR DECISION

The information has been reviewed by Hannah Kersley (Principal Planning Officer of Arun District Council) and meets the requirements of the First Schedule, Part 1, Clause 1.2 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. 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 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. 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.

**DEVELOPMENT PLAN POLICIES**

<b>RECOMMENDATION</b>
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APPROVE