

Hampton Park Littlehampton – Affordable Housing s106 position – November 2025

S106 requirements are as follows:

- 20% on each phase, split 50/50 between rented and shared ownership (note the 50/50 split was secured by a DoV dated 11.09.18)
- In addition, the size and type should be as follows:
 - o 4% 4-bedroom houses
 - o 33% 3-bedroom houses
 - o 27% 2-bedroom houses
 - o 36% 2-bedroom flats, including 12 wheelchair unit

There has been some variation across the phases delivered to date. This has been subject to discussions held at the time and largely the result of (a) the mix provided on each phase which was informed via urban design considerations and achieving compliance with wider development management policies; and (b) the requirements of the Council's housing and enabling officer in relation to tenure needs.

What has been provided on Site with consented phases:

A summary position is as follows:

Phase	Total Number of Consent Dwellings (market and affordable)	Total Number and Percentage of Affordable Units provided	Number and Percentage of rented units	Number and Percentage of shared ownership units
Phase 1	114	23 (20%)	12 (52%)	11 (48%)
Bovis	117	24 (20%)	16 (67%)	8 (33%)
Phase 2	126	36 (28%) *	16 (44%)	20 (56%)
Phase 3	45	10 (22%) **	6 (60%)	4 (40%)
Phase 2b (also known as 4)	46	0 *	0	0
Phase 5	261	52 (20%)	29 (56%)	23 (44%)
TOTAL	709	145 (21%)	79 (54%)	66 (46%)

(*) Phase 2 – 20% of 126 dwellings equates to 25 units. However, it was agreed that Phase 2 would overprovide to accommodate the housing requirement for Phase 2b. Phase 2b delivered 46 units which would have equated to a 9 unit requirement. Together therefore Phase 2 and 2b required 34 units to be delivered. 36 were delivered which results in a 2 unit over provision.

(**) Phase 3 required 9 units of affordable housing. 10 were actually provided resulting in a overprovision of 1 unit. This was the result of needing to provide an equal number of affordable units to ensure an isolated affordable dwelling was not plotted.

The overprovision on phases 2 and 3 will be reconciled within the delivery of the last RMAs.

To date we have provided 20.5% affordable housing across the 6 phases of development consented, with a 54%/46% split between rented and shared ownership. Therefore, we are not quite in accordance with the s106, but we are not significantly out and rented tends to be the product most required to meet affordability requirements.

Remaining Development Phases

The remaining phases of development are as follows: Phase 6, Phase 6b (the Youth Facility Land) and the Local Centre. In total these phases will deliver 399 units, bringing the total unit delivery on for Hampton Park to 1108. This means that the overall 20% affordable housing provision will be 222 units.

Phases 1, 2, 3, 4, 5 and the Bovis site have delivered 145 affordable dwellings, leaving 77 to be provided on Phases 6a and 6b/Local Centre.

Current layouts are providing for the following, and important considerations are:

- The local centre provides for a large number of flats due to the mixed use nature of the area – we are seeking to mop up the outstanding shared ownership requirement here.
- The Youth Facility site provides an opportunity to provide for some of the outstanding 3 houses.
- The Local Centre and Youth Facility (phase 6b) sites are treated as single RMA phase.

Phase	Total Number of Dwellings proposed (market and affordable)	Total Number and Percentage of Affordable Units provided	Number and Percentage of rented units	Number and Percentage of shared ownership units
Phase 6a	288	57 (20%)	29 (51%)	28 (49%)
Local Centre and Phase 6b	111	20 (17%)	10 (50%)	10 (50%)

Compliance with Affordable Housing mix (size and type)

As stated above the s106 requires the following overall mix of affordable units at Hampton Park

- 4% 4-bedroom houses
- 33% 3-bedroom houses
- 27% 2-bedroom houses
- 36% 2-bedroom flats, including 12 wheelchair units

We have provided / proposing the following:

		Phase 1	Bovis	Phase 2	Phase 3 Total	Phase 4 Total	Phase 5 Total	Phase 6a Total	Local Centre / Phase 6b Total	Total Rented	Total Shared Owner- ship	
2BF	R	12	6	6	4	0	0	14	6	48		
	SO	0	0	0	0	0	14	12	6		32	
2BF WC	R	0	0	0	2	0	0	4	1	7		
	SO	0	0	0	0	0	4	0	1		5	
2BH	R	0	4	4	0	0	16	1	1	26		
	SO	4	3	15	0	0	0	7	1		29	
3BH	R	0	5	6	0	0	13	8	2	34		
	SO	7	5	5	4	0	3	7	2		34	
4BH	R	0	1	0	0	0	0	2	0	3		
	SO	0	0	0	0	0	2	2	0		4	
Total	222		23	24	36	10	0	52	57	20	118	104
LTH Units	24			18	2			4		222		
HA units calculated throughout the development =												

In terms of compliance with the overall mix the position is:

- 4% 4-bedroom houses – 7 units provided overall which equates to 3.2%
- 33% 3-bedroom houses – 68 units provided overall which equates to 30.6%

- 27% 2-bedroom houses – 55 units provided overall which equates to 24.8%
- 36% 2-bedroom flats, including 12 wheelchair unit – 92 units provided overall which equates to 41.4%

The slight under provision of 2BH (by 2.2%), 3BH houses (by 2.4%) and 4BH houses (0.8%) and, the over provision of 2BF (by 5.4%) is due to the Local Centre providing a lot of flatted accommodation. We have tried to reduce the number of flats as much as possible, but they cannot be avoided over the retail and community elements and are needed to ensure that overall loss of numbers is kept to a minimum.

We have also not quite provided the required 50/50 split between rented and shared ownership, instead the split is 53% rented / 47% shared ownership. However, given it is the rented product which is tilted as the overprovision it is hoped that the Council will consider this relatively minor deviation acceptable.

With regard to the s106 requirement of 10% of the total number of affordable dwellings meeting lifetime homes standard, the above table indicates that 24 have been provided, which is 2 units over the required amount.