



Monday, 06 July 2026

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Planning Department
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Dear Sir/Madam,

Application for Discharge of S106 Obligation (Affordable Housing Scheme) – DM/25/1129

Land at Foxhole Farm, Foxhole Lane Bolney, West Sussex.

On behalf of CALA Management Ltd ("CALA"), please find an application to discharge the Affordable Housing Scheme and the Play Area Site Location Plan pursuant to the signed S106 Agreement (dated 18th November 2025) in respect of Land at Foxhole Farm, Foxhole Lane, Bolney ("the site").

Background

Outline planning permission (OPP) (DM/25/1129) was granted on the 18th November 2025 for *Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.*

Affordable Housing Scheme

The OPP was subject to conditions and was accompanied by a S106 Agreement dated 18th November 2025. Schedule Two, Paragraph 1.1 of the S106 Agreement requires *prior to the submission of an Reserved Matters Application relating to the affordable housing land the proposed layout of the affordable housing units in that phase including the Affordable Housing Scheme for that Phase which shall specify the number, size, type (to include four per cent (4%) as Wheelchair Accessible Units for Social Rent or Affordable Rent) and the tenure mix of the Affordable Housing Units to reflect a tenure*

mix of twenty five per cent (25%) as First Homes or Shared Ownership and seventy five per cent (75%) as Social Rented or Affordable Rented Units to meet the range of affordable housing needs in the locality and in broad conformity with Part Two of the SECOND SCHEDULE and which shall have been agreed in writing by the Responsible

Officer for Housing including the following matters (collectively referred to as “the Scheme Details”) specifying layout for each and every Phase (as the case may be):-

- 1.1.1 the proposed physical location, layout, size and specification of the Affordable Housing Units within the Phase and of any common parts serving those Dwellings;*
- 1.1.2 whether the Affordable Housing Units have parking spaces or garages;*
- 1.1.3 which of the Affordable Housing Units are to be Social Rent or Affordable Rent and which are to be First Homes or Shared Ownership; and*
- 1.1.4 which of the Affordable Housing Units are to be Wheelchair Accessible Dwellings;*

The S106 defines the Affordable Housing Scheme as:

means the scheme for a Phase approved by the Responsible Officer for Housing in accordance with paragraph 1.1 of Part One of the SECOND SCHEDULE to this Deed or such other scheme approved by the Responsible Officer for Housing which scheme shall in any event comply with the Affordable Housing SPD;

The Proposal

The tenure plan submitted alongside this letter details the physical location of the affordable housing, sets out which plots are Affordable Rent and First Homes and that each plot has its own parking space. Floorplans have also been submitted alongside this letter, which indicates the layout of the affordable plots.

Following pre-application (DM/26/0645) advice received 20th May 2026, it was confirmed by the Council’s Housing Enabling Officer that ‘*due to the location of the site the delivery of Wheelchair Accessible units is not necessary as there may be limited demand from the end users*’

Part two of the Second Schedule sets out a percentage of each type of dwelling to be provided as affordable. As set out above paragraph 1.1 of Schedule 2, only requires broad conformity with Part two of the Second Schedule. A table below is provided comparing what is set out in Part 2 of the Second Schedule and what is proposed for the subsequent Reserved Matters Application

		1 bed	2 bed	3 bed	4 bed
	Second Schedule S106	26%	45%	20%	25%
	CALA	27%	48%	20%	5%

The below table indicates the sizes of the affordable rent and first homes plots.

* AFFORDABLE SOCIAL RENT							
HOUSE TYPE	BEDS / OCCUPANCY	STOREYS	GIA (SQM)	GIA (SQFT)	TOTAL NUMBER	TOTAL GIA (SQM)	TOTAL GIA (SQFT)
Bellflower	2	2	80.3	864	29	2327.8	25056
Clover	3	2	94.4	1016	7	660.7	7112
Daisy	3	2	94.4	1016	5	471.9	5080
Heather	4	2	117.7	1267	3	353.1	3801

* FIRST HOMES							
HOUSE TYPE	BEDS / OCCUPANCY	STOREYS	GIA (SQM)	GIA (SQFT)	TOTAL NUMBER	TOTAL GIA (SQM)	TOTAL GIA (SQFT)
1B Mais GF - Block E	1	1	50.0	538	8	399.9	4304
1B Mais FF - Block E	1	1	59.5	640	8	475.7	5120

Play Area Location Plan

Paragraph 6.2 requires *Prior to the submission of any Reserved Matters Application relating to a Play Area or Play Areas the Owner shall submit to the District Council for approval a plan identifying the precise location of the relevant Play Area(s) (such approval not to be unreasonably withheld or delayed) and no Reserved Matters Application relating to a Play Area or Play Areas shall be submitted until that plan has been submitted for approval.*

The S106 Agreement defines Plays Area(s) as:

means the provision of up to a minimum level of formal and informal recreational open space across the site as a whole including 2 x Local Equipped Areas of Play (LEAP) and 2 x Local Areas or 'Play on the Way' which together equate to 0.15ha in accordance with paragraph 6 of the FIRST SCHEDULE;

The Proposal

The Play Area Location Plan submitted alongside this letter shows the location of the 4 LAPs and 2 LEAPs in accordance with the requirements of Schedule 1 Paragraph 6.2 of the S106 Agreement. The exact details of these areas will be included as part of the forthcoming Reserved Matters Application for 198 dwellings.

Application Documents

This application comprises the following documents:

- Application form;
- Play Area Site Location Plan;
- Affordable Tenure Plan;
- Bellflower Floorplan;
- Clover Floorplan;
- Daisy Floorplan;
- Heather Floorplan; and
- Maisonette Floorplan

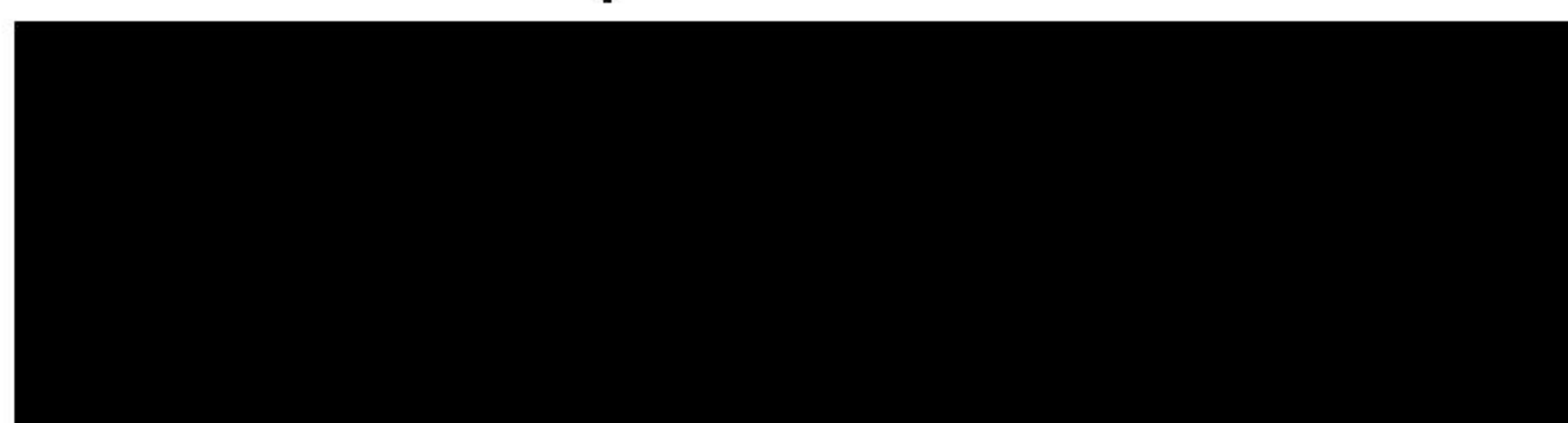
This application seeks to satisfy the requirements of these obligations and reflects what will come forward as part of the subsequent Reserved Matters on the site.

I would be grateful if you could confirm receipt of this application and I look forward to receiving formal notification of validation in due course.

Thank you



Your Sincerely



Tom Davies MRTPI
Planning Manager
Cala Homes (South Home Counties)