



THAKEHAM

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

03 February 2021

VIA EMAIL ONLY

Dear Sir/Madam,

Full Planning Application – Land at Wings Nursery, Lidsey Road, Woodgate PO20 3SU

This covering letter accompanies the planning application submitted through the Planning Portal under reference PP-09461943, which relates to the Proposed Development on Land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU.

The Proposed Development

The full planning application is for:

“Demolition of Wings House and the erection of 71 no. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping and all other associated works”

This revised application follows the approval of similar outline application on the site (AL/32/19/OUT) last year (3 October 2019) for 55 dwellings. This new application incorporates additional land previously not available, and presents a revised scheme, which has been optimised to best the best, most efficient use of the land as required by policies Policy D SP1 and Policy D DM1 within the Arun Local Plan, and Paragraph 122 of the National Planning Policy Framework, to increase the dwelling numbers on site by introducing smaller dwelling types.

This redesign and subsequent application will allow an additional 16 dwellings to be delivered as a windfall, which would make a significant contribution to the local housing need, including the provision of additional affordable housing. The Proposed Development includes a mix of residential dwelling types and sizes, with integrated landscaping and open space. Informed by an assessment of the surrounding architectural character, it is considered that the proposals represent a high-quality scheme that respects the character of Woodgate.

Application Submission

The application, comprising of the documents and drawings set out below was submitted via the Planning Portal on 03 February 2021 (Reference: PP-09461943).

Thakeham House, Summers Place, Stane Street, Billingshurst, West Sussex, RH14 9QN



- Application Form
- CIL Form
- Validation Checklist

Architectural Drawings

All drawings are Rev 1

19-121_0001	Site Location Plan (A4)
19-121_0002	Existing Site Plan (A1)
19-121_0003	Proposed Block Plan (A1)
19-121_0004	Proposed Site Plan (A0)
19-121_0008	Bin, Cycle & Substation Details (A3)
19-121_0110	Plans and Elevations Units 1-2 (A1)
19-121_0111	Plans and Elevations Units 3-4 (A1)
19-121_0112	Plans and Elevations Units 5-6 (A1)
19-121_0113	Plans and Elevations Units 7-8 (A1)
19-121_0114	Plans and Elevations Units 9-10 (A1)
19-121_0115	Plans and Elevations Units 11-12 (A1)
19-121_0116	Plans and Elevations Units 13-14 (A1)
19-121_0117	Plans and Elevations Units 15-16 (A1)
19-121_0118	Plans and Elevations Units 17-18 (A1)
19-121_0119	Plans and Elevations Units 19-21 (A1)
19-121_0120	Plans and Elevations Units 22-23 (A1)
19-121_0121	Plans and Elevations Units 24-27 (A1)
19-121_0122	Plans and Elevations Units 28-29 (A1)
19-121_0123	Plans and Elevations Units 30-31 (A1)
19-121_0124	Plans and Elevations Units 32-33 (A1)
19-121_0125	Plans and Elevations Units 34-35 (A1)
19-121_0126	Plans and Elevations Units 36-37 (A1)
19-121_0127	Plans and Elevations Units 38-39 (A1)
19-121_0128	Plans and Elevations Units 40-41 (A1)
19-121_0129	Plans and Elevations Units 42-43 (A1)
19-121_0130	Plans and Elevations Units 44-47 (A1)
19-121_0131	Plans and Elevations Units 48-51 (A1)
19-121_0132	Plans and Elevations Units 52-54 (A1)
19-121_0133	Plans and Elevations Units 55-56 (A1)
19-121_0134	Plans and Elevations Units 57-58 (A1)
19-121_0135	Plans and Elevations Units 59-60 (A1)
19-121_0136	Plans and Elevations Units 61-62 (A1)
19-121_0137	Plans and Elevations Unit 63 (A1)
19-121_0138	Plans and Elevations Units 64-65 (A1)
19-121_0139	Plans and Elevations Units 66-67 (A1)
19-121_0140	Plans and Elevations Units 68-69 (A1)
19-121_0141	Plans and Elevations Units 70-71 (A1)
19-121_0060	Site Sections 1 (A1)
19-121_0061	Site Sections 2 (A1)

Thakeham House, Summers Place, Stone Street, Billingshurst, West Sussex, RH14 9GN

www.thakeham.com

Company Registration No. 07276594. Registered Office Address: Thakeham House, Summers Place, Stone Street, Billingshurst, West Sussex, RH14 9GN

Other Drawings

2949-SK-01	Landscaping - Masterplan
2949-LA-01	Landscaping - General Arrangement Plan 1 of 2
2949-LA-02	Landscaping - General Arrangement Plan 2 of 2
SK_001	Wings House Lidsey Road Elevations
SK_002	Wings House Lidsey Road Floorplans

Reports

- 19-121_DAS Design and Access Statement
- 19-121 Supplemental Design Statement
- Affordable housing Statement (see Planning Statement)
- Planning Statement (incorporating Affordable Housing Statement and Draft Section 106 Heads of Terms)
- Transport Statement
- Travel Plan
- Flood Risk Assessment & Drainage Strategy (includes Foul Drainage Strategy and Lidsey Foul Water Environmental Assessment Statement).
- Ecology Assessment January 2021
- Bat Survey Report July 2020
- Preliminary Ecological Appraisal November 2019 - Additional Land
- Ecology Surveys June 2019 Great Crested Newt - Approved Application
- Ecology Survey April 2019 - Approved Application
- Reptile Survey Report October 2017 - Approved Application
- Preliminary Ecological Appraisal September 2017 - Approved Application
- Agricultural Land Assessment
- Soil Resource Plan
- Biodiversity Checklist
- Energy Statement
- Ground Investigations Report
- Ground Investigations Report - Addendum
- Draft S106 Heads of Terms (see Planning Statement)

Application Fee

The application fee has been calculated using the Planning Portal to be £25,757.00. Details of the nominated payee has been provided as part of the online submission through the Planning Portal.

Confirmation of Receipt and Validation

I would be grateful if you could confirm receipt of this application and we look forward to receiving formal notification of validation in due course. In the meantime, please do not hesitate to contact me at [REDACTED] if you have any further information or have any queries.

Yours faithfully,


Megan Hodges MRTPI
Senior Planner

Thaksham House, Summers Place, Stone Street, Billingshurst, West Sussex, RH14 9GN

[REDACTED]