



THAKEHAM

PARTNERSHIPS

C/O Simon Davis
Principal Planning Officer
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

11 March 2022

Dear Simon,

**Re: Town and Country Planning Act 1990 – Section 73 (Minor Material Amendment),
Land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU (AL/20/21/PL)**

On behalf of our Client (Southern Housing Group) the 'Applicant', we write to Arun District Council (the 'Council') to vary approved plans associated with full planning permission of Application **AL/20/21/PL** pursuant to Section 73A of the Town and Country Planning Act 1990 (as amended).

Full planning permission was approved by the Council on the 1 March 2022 for the '*Demolition of Wings House & erection of 71 No. replacement dwellings (70 net new dwellings), access arrangements, sustainable drainage measures, public open space, landscaping & all other associated works (resubmission following AL/46/20/PL).*' on Land at Wings Nursery, Lidsey Road, Woodgate, PO20 3SU.

Condition 2 – Approved Plans

As part of ongoing local discussions with the ABE Community Land Trust (CLT), the Applicant wishes to amend the housing types of three plots from bungalows to two bedroom houses. This change is supported by the CLT as it will provide a mix of housing more suited to local need. Through this application, the Applicant is also proposing additional design features to certain elevations around the central green.

We are therefore writing to the Council to seek your agreement to a 'Minor Material Amendment' (MMA) to accommodate the revision to the approved plans under Condition 2 and allow the planning permission to be delivered without delay.

The proposed changes are minor in nature and are summarised as follows:

- Plots 1, 2 and 63 amended from two-bedroom bungalows to two-bedroom houses that are M4(2) compliant. The proposed scale of the proposed dwellings is in keeping with the remainder of the Site.
- Elevational details (brick cills and enhanced gable entrance canopies) added to plots 3, 4, 11, 12, 17, 18, 34, 35, 61, 62.

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For the Council's benefit the table below sets out the approved plans which are to be superseded by the revised plans included below:

Approved Drawing Reference & Title	Revised Drawing Reference and Title
19-121_0003 Proposed Block Plan Rev 3	19-121_0003 Proposed Block Plan Rev 6;
19-121_0004 Proposed Site Plan Rev 6	19-121_0004 Proposed Site Plan Rev 9
19-121_0110 Plans and Elevations Units 1-2 Rev 1	19-121_0110 Plans and Elevations Units 1-2 Rev 3
19-121_0111 Plans and Elevations Units 3-4 Rev 1	19-121_0111 Plans and Elevations Units 3-4 Rev 3
19-121_0115 Plans and Elevations Units 11-12 Rev 1	19-121_0115 Plans and Elevations Units 11-12 Rev 4
19-121_0118 Plans and Elevations Units 17-18 Rev 1	19-121_0118 Plans and Elevations Units 17-18 Rev 4
19-121_0125 Plans and Elevations Units 34-35 Rev 1	19-121_0125 Plans and Elevations Units 34-35 Rev 4
19-121_0136 Plans and Elevations Units 61-62 Rev 4	19-121_0136 Plans and Elevations Units 61-62 Rev 6
19-121_0137 Plans and Elevations Unit 63 Rev 1	19-121_0137 Plans and Elevations Unit 63 Rev 4

The alterations are contained within the Site and visually would be limited to the application site and the dwellings to be constructed as part of this. A letter from the CLT in support of the housing type change will be submitted in support of this application in due course..

The amendments will enable the timely delivery of an approved, policy compliant scheme which will deliver much needed affordable housing to the area, thus helping to support the Council's five-year housing land supply position. The revisions would ensure that the development maintains its attractive appearance and is in keeping with the surrounding area, whilst meeting local demand and allowing its functional use and compliance with relevant regulations.

Condition 5 – Working Hours

This MMA also seeks to amend the wording of Condition 5 relating to working hours.

Condition 5 states *"No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours(Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work (defined as not involving any machinery/plant) on Sunday or Bank/Public Holidays. In addition, there shall be no external working an hour before, during and an hour after sunset and sunrise even if those times fall within the above time periods."*

We write to request that this condition is updated to add that the external working hours restriction (one hour before, during and one hour after sunset and sunrise) does not apply during the bat hibernation period of between November and up to mid-May. Our suggested changes are as follows;

"No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours(Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work (defined as not involving any machinery/plant) on Sunday or Bank/Public Holidays. In addition, between 15th May and 1st November (when Bats are generally active) only, there shall be no external working an hour before, during and an hour after sunset and sunrise even if those times fall within the above time periods."

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As Bats hibernate during the winter, we are of the view, as is our ecologist, that external working during winter months will not cause adverse impact, however, such restricted hours on site during winter months with limited hours of sunlight would significantly impact the construction programme. We request that the Council undertake a further Appropriate Assessment and consult with Natural England to agree this amendment. For further context, we have submitted our Ecologist's response provided as part of the application in July 2021 in relation to the proposed working condition.

Submitted Document: Lidsey Road – Response to Natural England

For the reasons set out in this letter and the supporting documents, we respectfully request that the Council accept our application for a Minor Material Amendment and approve it without delay.

If you have any questions in relation to the above or the content of this submission, please do not hesitate to contact me.

Yours sincerely,



Sarah Sutcliffe
Planning Manager

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