



THAKEHAM

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

16 June 2020

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-08768633, 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 81 no. replacement dwellings (80 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 not 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 26 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 16 June 2020 (Reference: PP-08768633).

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

www.thakeham.com

Company Registration No. 02278834. Registered Office Address: Thakeham House, Summers Place, Stone Street, Billingshurst, West Sussex, RH14 9GN

- Application Form
- CIL Form

Architectural Drawings

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_0010	Plans and Elevations Units 1-2 (A1)
19-121_0011	Plans and Elevations Units 3-4 (A1)
19-121_0012	Plans and Elevations Units 5-6 (A1)
19-121_0013	Plans and Elevations Units 7-8 (A1)
19-121_0014	Plans and Elevations Units 9-10 (A1)
19-121_0015	Plans and Elevations Units 11-12 (A1)
19-121_0016	Plans and Elevations Units 13-14 (A1)
19-121_0017	Plans and Elevations Units 15-17 (A1)
19-121_0018	Plans and Elevations Units 18-19 (A1)
19-121_0019	Plans and Elevations Unit 20 (A1)
19-121_0020	Plans and Elevations Units 21-23 (A1)
19-121_0021	Plans and Elevations Units 24-25 (A1)
19-121_0022	Plans and Elevations Units 26-29 (A1)
19-121_0023	Plans and Elevations Units 30-31 (A1)
19-121_0024	Plans and Elevations Units 32-33 (A1)
19-121_0025	Plans and Elevations Unit 34 (A1)
19-121_0026	Plans and Elevations Units 35-38 (A1)
19-121_0027	Plans and Elevations Units 39-41 (A1)
19-121_0028	Plans and Elevations Units 42-43 (A1)
19-121_0029	Plans and Elevations Units 44-45 (A1)
19-121_0030	Plans and Elevations Units 46-47 (A1)
19-121_0031	Plans and Elevations Units 48-49 (A1)
19-121_0032	Plans and Elevations Units 50-53 (A1)
19-121_0033	Plans and Elevations Units 54-57 (A1)
19-121_0034	Plans and Elevations Units 58-60 (A1)
19-121_0035	Plans and Elevations Unit 61 (A1)
19-121_0036	Plans and Elevations Units 62-63 (A1)
19-121_0037	Plans and Elevations Units 64-66 (A1)
19-121_0038	Plans and Elevations Units 67-68 (A1)
19-121_0039	Plans and Elevations Units 69-70 (A1)
19-121_0040	Plans and Elevations Units 71-72 (A1)
19-121_0041	Plans and Elevations Unit 73 (A1)
19-121_0042	Plans and Elevations Units 74-75 (A1)
19-121_0043	Plans and Elevations Units 76-77 (A1)
19-121_0044	Plans and Elevations Units 78-79 (A1)
19-121_0045	Plans and Elevations Units 80-81 (A1)
19-121_0060	Site Sections 1 (A1)
19-121_0061	Site Sections 2 (A1)

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Landscaping Drawings

2161-TF-00-00-DR-L-1001	Hard Landscape (North) (A1)
2161-TF-00-00-DR-L-1002	Hard Landscape (South) (A1)
2161-TF-00-00-DR-L-1003	Soft Landscape (North) (A1)
2161-TF-00-00-DR-L-1004	Soft Landscape (South) (A1)

Reports

- 19-121_DAS Design and Access Statement
- Affordable housing Statement (see Planning Statement)
- Planning Statement (incorporating Affordable Housing Statement and Draft S106 Heads of Terms)
- Transport Statement
- Travel Plan
- Flood Risk Assessment & Drainage Strategy (includes Foul Drainage Strategy and Lidsey Foul Water Environmental Assessment Statement).
- 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
- 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 £27,137.00. 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 chris.brake@thakeham.com if you have any further information or have any queries.

Yours faithfully,



Chris Brake BA(Hons) PGDipTP MRTPI
Head of Planning Delivery & Consultancy

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