

11 September 2026

Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

JC/Let/P2274i

Dear Ms Kersley

Application for Non Material Amendment under Section 96A to Permission under reference AL/107/21/PL for amendments to the approved documents secured by condition 4 at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

We are contacting you on behalf of our client, **Lovell Partnerships**, seeking amendments to condition 4 (Approved Documents) and approval of an updated schedule of accommodation of permission under reference AL/107/21/PL, which received approval on 9 October 2023.

This application is submitted concurrently with an application for approval of details in support of S106 Planning Obligations relating to the Delivery of Affordable Housing.

This application will be accompanied by the following documents:

- This Covering Letter
- Application Form
- Schedule of Accommodation
- Revised Affordable Housing Plan (provided for context of only)

Proposed Amendments

This application seeks to supersede the currently approved schedule of accommodation and the approval of a new schedule of accommodation.

The proposed number of affordable housing units, and tenure split thereof, are to remain unchanged. However, the unit mix of the affordable housing is proposed to be amended. This will see a greater number of First Homes as 2-bed units, and a reduction as 3-bed units.

This revision responds to current housing demand and improves housing affordability by providing smaller, more attainable homes for first home buyers, single-person households, couples and key workers. The amended dwelling mix better reflects local demographic trends, while maintaining the overall number of dwellings and continuing to meet the objectives of delivering affordable housing. The change will not result in any material increase in built form and therefore remains consistent with the intent of the approved tenure strategy and permission as a whole.

The following substitution within the list of approved documents secured by condition 4 is therefore proposed:

Approved (to be superseded)	Proposed
Accommodation Schedule K01 H	K480070-LPL-XX-XX-SH-W-0001 - Schedule of Accommodation_ Amended First Homes

To ensure that all relevant documentation aligns, an application for approval of details in support of S106 Planning Obligation under schedule 2 Paragraph 1.1 has been submitted concurrently with this application to amend the approved affordable housing plan. On approval of both applications, the proposed affordable housing plan will fully align with all relevant documentation of the associated planning permission.

The above proposals are not considered to have any significant impact in planning policy terms, with the development still meeting the stipulated proportion of affordable housing, whilst also better meeting market demands for affordable housing in the local area.

Conclusion

In summary, this application seeks non material amendments to amend the approved schedule of accommodation of permission under reference AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

We trust that this is acceptable and look forward to approval of this application in due course.

If you have any further queries or require further information, please contact me on [REDACTED]

Yours sincerely
ECE Planning



Huw James MRTPI
Director