

BRACKLEY

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Planning Services
Arun District Council
Civic Centre
Littlehampton
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By email only

19th April 2021

Dear Sir/Madam

Re: Proposed Non-Material Amendment (pursuant to Section 96A of the Town and Country Planning Act 1990) to Planning Permission CM/16/18/PL

Please find attached with this letter an application for a non-material amendment to planning permission CM/16/18/PL that has been made via Planning Portal together with the requisite fee

This application is comprised of the plans and documents listed below which are proposed to supersede and replace all of the plans listed in condition 2 of the planning permission with the exception of the Site Location Plan (dwg no. APL001), Proposed Refuse and Recycling Floors & Elevations Plan (dwg no. APL004) and the Proposed Highway Improvements plan (dwg no. 025 Rev. P7).

APL008 Rev. A Northern Elevation
APL009 Rev. A Eastern Elevation
APL010 Rev. A Southern Elevation
APL011 Rev. A Western Elevation
APL012 Rev. A True Elevations
APL013 Rev. A Sections
APL003 Rev. A Proposed Site Plan
Mechanical Performance Specification Rev. T1
M9316- HUN- 02- SL- DR- A- 13-0020 Rev. E
M9316- HUN- 02- SL- DR- A- 13-0022 Rev. E

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This application seeks to make the following amendments to the planning permission through a change to the approved plans and drawings listed within condition 2 as well as an amendment to the wording of condition 6:

1. Regularisation of the approved proposed highway improvements plan with the proposed site plan. These approved plans are technically inconsistent as the site plan was not updated to reflect changes made to the proposed highway improvements plan during the course of the determination of the planning application. This application for a non-material amendment provides an opportunity to regularise this in the interests of clarity.

2. Proposed increase to the finished floor level of the building by 300mm. The specific groundwater characteristics of the site have been the subject of a full winter season of geotechnical monitoring carried out by the applicant's civil engineers Infrastruct CS as required as part of designing a suitable surface water drainage scheme to comply with condition 5 of the planning permission. Infrastruct CS have designed a percolation system with a gravity-based overflow to an existing watercourse in consultation with Arun District Council's Drainage Engineers. Understandably, the Council's Drainage Engineers wish to avoid a pumped system with associated onerous implications for maintenance and the potential consequences if not suitably maintained. The current proposal is based on a finished ground floor level that has a 300mm freeboard above the highest winter reading monitored over the winter season which is the minimum acceptable having regard to best practice and has been agreed with the Council's drainage engineer. This increase in ground level is negligible in the context of the development already approved such that the change in building height from 5.40m AOD to 5.70m AOD would be not be materially perceptible from outside the site. In any event, the building would remain of a low height and in keeping with its context.

3. The introduction of air source heat pumps (within an associated enclosure) together with a new electricity substation on the site. In developing the detailed construction specification for the new care home for the operator, an objective throughout has been to reduce the development's carbon footprint. An 'all electric' design with roof mounted photo-voltaic panels is therefore proposed which would reduce the CO2 generated by the development by 40% and obviate the need for connection to the gas network. In order to achieve the 'all electric' design, generate hot water and maximise the benefit of the free electricity provided by the photo-voltaic panels, air source heat pumps are required on the site and which are proposed to be located in a secure external plant enclosure constructed of timber hit and miss fencing.

In order to provide the 500kVa maximum demand that this will require we have been advised by the District Network Operator - Scottish & Southern Electricity Networks - that a new substation will be required on the site and this is shown in the proposed amendments to the approved plans and drawings. The substation building is proposed to be constructed out of external materials that match that of the care home building – namely Wienerberger Pagus Grey facing brickwork, Blackened Charred Accoya timber cladding and grey Winchcombe roof tiles.

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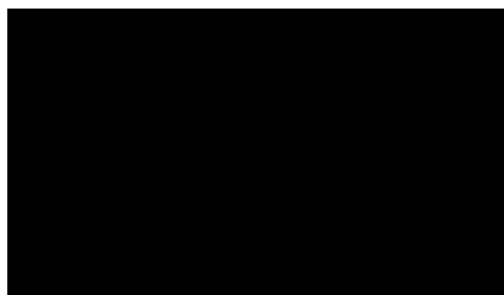
4. Detailed scheme of hard and soft landscaping. The updated proposed site plan now includes a detailed scheme of hard and soft landscaping for the site in accordance with the previously approved landscape strategy plan. The amended proposed site plan would therefore supersede the previously approved landscape strategy plan (dwg no. 11423/P08c) whilst simultaneously also providing the landscaping details required by condition 6 of the planning permission. Therefore, in addition to a change to the plans and drawings listed in condition 2, the amended site plan should also satisfy the requirements of condition 6 and as such we propose that its wording should be amended as follows in the decision letter.

The hard and soft landscaping of the site shall be carried out in accordance with that shown in drawing no. APL003 Rev. A and shall be completed in the first planting and seeding season following either the first occupation of the development or the development's substantial completion, whichever is the sooner. Any trees or plants which within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

This application for non-material amendments to the planning permission is submitted concurrently with an application to discharge 5 (surface water drainage scheme) of the planning permission. The two submissions have been formulated so that they are consistent with each other. In summary, the hereby proposed amendments would regularise drawings/plans of the extant planning permission whilst also serve to improve the energy efficiency of the development and respond to best practice with regards surface water drainage. They are consequently wholly appropriate amendments to the scheme in planning terms whilst also being very minor and uncontroversial in scale and nature in the context of the development already approved. It is therefore trusted that the proposed amendments to the approved development will be found to be non-material and the planning permission amended accordingly.

If you have any queries however about these proposed amendments, please do feel free to contact me to discuss further.

Yours sincerely



Matthew Parry MRTPI
Development Planner

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