



Monday, 09 February 2026

Jess Sparkes MRTPI

jsparkes@cala.co.uk

07792302696

Cala South Home Counties Ltd

Dorking Business Park

Station Road, Dorking

RH4 1HJ

Gary Peck
Head of Planning
Planning Department
Adur and Worthing Council
West Sussex
VIA EMAIL

Dear Gary,

APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990

**Monks Farm, Lancing – Non-Material Amendment to Planning Permission AWDM/0021/22 –
Removal of Lift to Apartments**

Planning permission was granted for 385 dwellings, community hub, vehicular access, and landscaping on 21 February 2023.

In 2024, at the request of our affordable housing provider (Saxon Weald), Cala sought permission to remove the lifts from Blocks G, H1, H2, H3, J and K. The removal of the lifts, secured by way of S96A/Non-Material Amendment dated 6th January 2025, was to reduce future service/maintenance liabilities.

Following recent focus on service charges for residents, we now propose to remove the lifts in the open market apartments i.e. Blocks A, B, L and M. As per the previous S96A relating to the affordable apartments, it is our intention to construct the lift shafts as approved but omit the lift mechanism. The external appearance of the apartments is unchanged. The lift openings will be formed, complete with lintels, but the openings remain available as extra lobby. The only exception is a four storey section in Block B which will remain accessible by lift.

When considered against the approved development as a whole, the amendment is not considered to be material and is thus suitable for approval by way of non-material amendment. The change is simply to help keep future service charge liabilities as manageable as possible.

I trust the enclosed is acceptable and look forward to receiving confirmation that the submission is received.

Yours sincerely



Jess Sparkes MRTPI

Head of Planning

Cala Homes