Thursday, 19 December 2024

Jess Sparkes MRTPI
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[redacted]
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.

As you are aware, Saxon Weald is due to take on 46.no of the remaining affordable properties at Monks Farm. This will include apartments contained within blocks G, H1, H2, H3, J and K.

Saxon Weald has requested, as part of their offer, that we remove the lifts within the apartments. This will help to reduce potential future service/maintenance liabilities.

Having initially considered removing the lift shafts in their entirety, as per my recent correspondence to you, we have now decided to construct the lift shafts as approved but omit the lift mechanism. This means that the external appearance of the apartments will be unchanged. The lift openings will be formed, complete with lintels, but the openings themselves will be blocked up either by blockwork or jumbo stud & boarding. These will not be visible from inside the building as they will be boarded over.

The proposed amendment has been requested by Saxon Weald and given Cala's difficulty in securing a Registered Provider for Phase 2 of this site we are keen to facilitate this change if possible.

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.

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

Yours sincerely

[redacted]

Jess Sparkes MRTPI
Head of Planning
Cala Homes