31 July 2026

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Gary Peck
Head of Planning
Adur & Worthing Councils,
The Shoreham Centre,
Pond Road,
Shoreham-by-Sea,
BN43 5WU
VIA EMAIL

Dear Gary,

S73 MINOR-MATERIAL AMENDMENT – ALTERATION TO HOUSETYPE, AMENDMENT TO APARTMENT BLOCK A AND B AND PROVISION OF COMMUNITY USE PARKING

New Monks Farm, Lancing, West Sussex

On behalf of CALA Homes (South Home Counties Ltd), please find enclosed a Section 73 application seeking a minor-material amendment to Full Planning Permission AWDM/0021/22.

The permission, issued on 21 February 2023, comprised the following:

> *Erection of 385 dwellings and community hub (flexible use class E/F1/F2 use) along with associated access, landscaping, car parking and public open space (an increase of 34 dwellings from the outline approval of 351 dwellings (AWDM/0961/17)*

This application relates specifically to **Condition 1 (Approved Plans)** of the Planning Permission. Accordingly, Cala Homes seeks to substitute a number of approved plans, as per the table overleaf. All other plans listed under Condition 1 and not referenced in this submission remain unchanged and will continue to apply.

Explanation of Proposed Changes

This submission comprises three elements;

1. Removal of small (3m x 3m) single storey rear extension on 7.no housetypes;
2. Internal reconfiguration of Blocks A and B; and
3. Provision of additional vehicular parking to serve the community use

House Type Amendment

The proposed removal of a small rear extension applies to six houstypes (62.no properties in total). The affected housetypes are:

- FIR
- WINTERBEAM

- WILLOW
- WAYFARING
- SYCAMORE
- FOXGLOVE

The amendment affects the rear elevation of the property only and is not visible from the streetscene.

The modification follows a review of our housetype range, and feedback that the small extension compromises the quality and size of available garden space. Its removal will allow for more generous and functional gardens, thereby improving residential amenity.

Apartment Blocks A and B

Block A has been partially reconfigured to incorporate the redundant lift shaft into the adjacent two-bedroom apartment. The resultant apartments (at first and second floor level) provide an extra shower room to serve the two-bed property.

Block B has been partially reconfigured to incorporate the southernmost (redundant) lift shaft into the adjacent apartment.

The lift shaft is repurposed as a bathroom and the two one-bedroom apartments (at first and second floor level) become two two-bedroom properties resulting in a more efficient and usable internal layout. No external changes are proposed.

Community Use Parking Provision

Following extensive discussion with Local Alliance Partnership (the Community Group intending to occupy the community floorspace at ground floor in Block B) additional parking is now proposed.

While the community floorspace was originally designed without dedicated parking, we acknowledge that limited parking would be beneficial to future use. We have therefore sought to provide 5.no parking bays immediately west of the main building, two of which are wheelchair accessible.

Conclusion

All other conditions approved under 2021/2178 remain unaffected. The proposed amendments do not alter the overall layout, scale, or quantum of development and no additional built form is introduced.

In view of the foregoing, the proposed amendment is considered to be suitable for determination as a Minor Material Amendment under Section 73 of the Town and Country Planning Act.

Application Fee

The required fee of £2,167.00 has been paid via the Planning Portal.

Plans Seeking Approval

This submission follows the original submission on 8 May 2026. Since then, we undertaken an internal review and propose some minor amendments. Accordingly, we no longer propose to remove the small single storey rear extension from our Laurel housetype but propose to remove it from 3.no additional Fir and 2.no additional Foxglove housetypes. This submission relates only to the plans highlighted bold below, all other plans are as per the submission made on 8 May.

Plan Number	Reference	Approved Plan	Proposed Replacement Plan
P102	**Proposed Site Layout**	**Rev H**	**Rev Q**
P105	Proposed Street Elevation 1 of 2	Rev A	Rev B
C101	**Coloured Site Layout**	**Rev A**	**Rev D**
C102	**Material Distribution**	**Rev C**	**Rev F**
C105	Coloured Streetscene 1 of 2	Rev A	Rev B
C112	Illustrative View B		Rev B
P157	Plot 537-538 plans and elevations		Rev A
P158	Plot 521 – 522, 529-530 plans and elevation		Rev A
P159	Plot 573-574 and 575-576 plans and elevations		Rev A
P160	**Plot 540 - 541 plans and elevations**		**Rev A**
P161	Plot 531-532 plans and elevations		Rev A
P162	**Plot 326 plans and elevations**		**Rev A**
P164	Plot 441-442 plans and elevations		Rev A
P167	**Plot 349-350 and 449-450 plans and elevations**		**Rev C**
P168	Plot 447-478 plans and elevations		Rev A
P169	Plot 479-480 plans and elevations		Rev A
P170	Plot 523-524, 527-528 plans and elevations		Rev A
P171	Plot 438-439 plans and elevations		Rev A
P181	**Plots 476, 495, 496, 510, 515, 516, 584, 585 plans and Elevations**		**Rev B**
P184	**Plot 475 plans and elevations**		**Rev B**
P191	Plots 435, 481, 513, 514, 535 plans and elevations		Rev A
P192	Plots 465 & 536 plans and elevations		Rev A
P196	Plot 507 plans and elevations		Rev A
P197	Plots 464, 511, 512 plans and elevations		Rev A
P198	Plots 502, 503 plans and elevations		Rev A
P199	Plot 462 - plans and Elevations		Rev A
P200	Plots 463, 504, 505, 506 plans and elevations		Rev A
P201	Plots 494, 517 - Plans and Elevations		Rev A
P202	Plot 493 plans and elevations		Rev A
P203	Plot 484 plans and elevations		Rev A
P204	Plot 483 - Plans and Elevations		Rev A
P207	Plots 602-603 & 604-605 plans and elevations		Rev A
P210	Plots 469-470 plans and elevations	N/A	
P211	Plots 519-520 plans and elevations	N/A	
P212	Plots 467-468 plans and elevations	N/A	

P213	**Plots 402-405, 424-426 & 487-488 plans and elevations**	**N/A**	**Rev A**
P214	**Plot 550 – 551 plans and elevations**	**N/A**	
P220	Bldg. A floor plans	Rev A	Rev B
P221	Bldg. A elevations	Rev A	Rev B
P222	Bldgs. B1 & B2 ground floor plan	Rev A	Rev B
P223	Bldgs. B1 & B2 first floor plan	Rev A	Rev B
P224	Bldgs. B1 & B2 second floor plan	Rev A	Rev B
P260	Bldgs. B1 & B2 third floor and roof plan		Rev B
P225	Bldgs. B1 & B2 elevations 1 of 2	Rev A	Rev B
P226	Bldgs. B1 & B2 elevations 2 of 2	Rev A	Rev B
P258	Ancillary Buildings - proposed plans and elevation		Rev A

I look forward to discussing the application with you during the determination period. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Jessica Sparkes
Head of Planning
CALA Homes (South Home Counties) Ltd