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Planning Department
Arun District Council
Civic Centre
Maltravers Road
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12th November 2025

F.A.O. Simon Davis, Principal Planning Officer

Dear Simon

Non-Material Amendment to Reserved Matters Consent AL/143/24/RES
Land Adjacent to Woodgate Nurseries, Lidsey Road, Aldingbourne, PO20 3SU

I write further to recent discussions and following the approval of the above reserved matters consent on 11th June 2025, AL/74/25/NMA on 12th August 2025 and AL/96/25/NMA on 14th October 2025 to submit a further non-material amendment application on behalf my client, BDW Southampton under Section 96a of the Town and Country Planning Act 1990 (as amended).

This application seeks the following amendments:

- Amendment to paths north of Plots 26 & 27 and east of Plots 27-15, to reduce the width to 2m for pedestrian use, associated with the delivery of a 2m footway along Lidsey Road
- Amendment to path north of pumping station and east of sub-station, to increase width to 3m for shared pedestrian/cycle use (on opposite side of spine road to Plots 43-48), with directional signage for cyclists
- Amendment to materials layout, to enable use of orange feature brick on red brick plots and red feature brick on orange brick plots

The application is accompanied by the following plans, with the layouts largely updated for consistency purposes:

- ST-22-01 Rev. U – Planning Layout
- ST-22-04 Rev. L – Housing Mix Plan
- ST-22-05 Rev. M – Affordable Housing Plan
- ST-22-06 Rev. L – Building Heights Plan

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- ST-22-08 Rev. L – Boundary Treatments Plan
- ST-22-09 Rev. M – Materials Plan
- ST-22-10 Rev. L – Bin & Cycle Storage Plan
- ST-22-11 Rev. L – Parking Plan
- ST-22-13 Rev. L – Coloured Layout
- ST-22-15 Rev. M – Surface Materials Plan
- ST-22-19 Rev. G – EV Charging Plan

As you are aware from earlier conversations, there have been on-going discussions with WSCC Highways about the delivery of improvement works along Lidsey Road, north of the site access. It is proposed to revert to a 2m footway along Lidsey Road and to direct cyclists from within the site to the shared pedestrian/cycle connection in the north-east corner.

In order to accommodate this change, it is necessary to amend path widths north of plots 26-27 and east of 27-15 to 2m (from a 3m width), for pedestrian use and to change the path north of the pumping station and east of the sub-station around the edge of the open space (opposite plots 43-48) to 3m, to facilitate shared pedestrian/cycle movements with suitable directional signage for cyclists (see Plan ST-22-01U). These changes have been discussed with and agreed by Highways Officers at West Sussex County Council prior to the submission of this application.

Amendments are also proposed to the materials layout, to enable the use of contrasting brick detailing to improve the visual appearance of houses to enhance the quality of street scenes.

The proposed amendments are small in nature and insignificant to the development and does not affect any interests of importance. The changes also meet the Council's policy for consideration as a non-material amendment, as they do not affect the development's overall appearance, increase significantly the intensity of development, have no impact on amenity or infrastructure requirements and does not change the description of development. Consequently, we trust that you agree that the change proposed is non-material and as such can be approved under this procedure.

I look forward to hearing from you and to discussing this further, if however you have any queries then please do not hesitate to contact me.

Yours sincerely

[redacted]

Robert Collett BA(Hons) MTP MRTPI PIEMA
Associate Director
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