

Tuesday, 04 August 2026

Jessica Sparkes MRTPI

Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF
VIA EMAIL

Dear Sir or Madam,

Land North of Water Lane, Angmering

Non-material amendment following the grant of A/88/24/S73 to swap in new house type range

On behalf of CALA Homes (South Home Counties Ltd), please find enclosed a submission for a Section 96A non-material amendment to Reserved Matters Consent A/88/24/S73, approved on 12 August 2024, for the following:

Variation of condition following the grant of A/256/21/RES (as varied by A/287/22/PL) relating to the omission of flat-over-garages balconies on plots 369, 389 and 439.

This application relates specifically to Condition 2 (Plan Numbers) of the Reserved Matters Consent. Cala seeks to substitute the plans listed below. All other plans in Condition 2 not listed below remain as approved.

Explanation of Proposed Change

Cala has recently reviewed its housetype range and made some changes to improve the internal configuration of some dwellings. Accordingly, we propose to swap 4.no of the approved housetypes to our optimised range within Phase 2B of the Angmering development, specifically the Walnut, Alder, Chestnut and Guelder housetypes.

All other conditions approved under A/88/24/S73 remain unaffected. This application does not propose any changes to the layout and does not introduce new built form. The size, scale and description of the development remain unchanged.

In view of the foregoing, the proposed tweak is considered to be suitable for determination as a non-material amendment.

Application Fee

The required fee of £400.00 has been paid via the Planning Portal.

Plans Seeking Approval

Approved Plan	Proposed Replacement Plan
C101 rev F Coloured Site Layout	C101 rev H Coloured Site Layout
P104 rev D Site Layout (North)	P104 rev E Site Layout (North)
C105 rev A Coloured Street Scenes A to E (sheet 1 of 3)	C105 rev B Coloured Street Scenes A to E (sheet 1 of 3)
C106 rev A Coloured Street Scenes F to K (sheet 2 of 3)	C106 rev B Coloured Street Scenes F to K (sheet 2 of 3)
C110 rev H Affordable Housing Plan	C110 rev K Affordable Housing Plan
C111 rev G Dwelling Size Plan	C111 rev J Dwelling Size Plan
C112 rev L Materials Distribution Plan	C112 rev N Materials Distribution Plan
C113 rev G Building Heights Plan	C113 rev J Building Heights Plan
P101 rev N Site Layout Masterplan	P101 rev Q Site Layout
P104 rev E Site Layout – North	P104 rev F Site Layout – North
P136 rev A Plots 334-336 - Plans and Elevations	P136 rev B Plots 334-336 - Plans and Elevations
P137 rev A Plots 332-333 - Plans and Elevations	P137 rev B Plots 332-333 - Plans and Elevations
P163 rev A Plots 185, 186, 196, 198, 250 & 255 - Plans and Elevations	P163 rev B Plots 185, 186, 196, 198, 250 & 255 - Plans and Elevations
P164 rev A Plots 232, 235 & 243 - Plans and Elevations	P164 rev B Plots 232, 235 & 243 - Plans and Elevations
P165 rev A Plot 176 - Plans and Elevations	P165 rev B Plot 176 - Plans and Elevations
P172 rev B Plots 233-234, 240-241, 256-257 & 300-301 - Plans and Elevations	P172 rev C Plots 233-234, 240-241, 256-257 & 300-301 - Plans and Elevations
P185 Plots 223, 225, 248, 272, 274, 286, 302, 303 & 329 - Plans & Elevations	P185 rev A Plots 223, 225, 248, 272, 274, 286, 302, 303 & 329 - Plans & Elevations
P186 Plots 287-288 - Plans and Elevations	P186 rev A Plots 287-288 - Plans and Elevations
P214 rev A Plot 220 - Plans and Elevations	P214 rev B Plot 220 - Plans and Elevations
P215 rev A Plot 254 - Plans and Elevations	P215 rev B Plot 254 - Plans and Elevations
P216 rev A Plot 348 - Plans and Elevations	P216 rev B Plot 348 - Plans and Elevations
P217 rev A Plot 218 - Plans and Elevations	P217 rev B Plot 218 - Plans and Elevations
P218 rev A Plots 293, 294, 349 & 350 - Plans and Elevations	P218 rev B Plots 293, 294, 349 & 350 - Plans and Elevations
	P282 Plots 248, 272, 274, 286, 302, 303 & 329 - Plans & Elevations
	P283 Plots 173, 291, 299, 304, 311, 314, 319, 330 & 341 - Plans & Elevations
	P284 Plot 180 - Plans & Elevations
	P285 Plots 295, 306 & 309 - Plans & Elevations
	P286 Plot 325 - Plans & Elevations
	P287 Plot 327 - Plans & Elevations



I look forward to discussing the application with you during the 28-day determination period. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,



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