

Cala Homes
Dorking Business Park
Dorking
SHC
RH41HJ

Date: 2nd September 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: A/123/26/NMA

Dear Ms Sparkes,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as amended) - Article 10**

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

Land North of Water Lane Angmering

I refer to your recent application for a Non Material Minor Amendment.

Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. In regard to amendments to 'major' development, to be considered non-material, the works must not:

- materially change the overall appearance of the development;
- significantly increase the intensity of the development;
- result in significant additional material impact on amenity or infrastructure requirements;
- result in a change in application description, and;
- require amendment to a planning obligation.

This application seeks a Non-Material Amendment (NMA) to the approved plans under application A/256/21/RES (as amended by A/287/22/PL), following the grant of planning permission under A/88/24/S73. The proposed amendments relate to Phase 2B of the development at Land North of Water Lane, Angmering, and involve the substitution of four approved house types with updated versions of the same designs.

The proposed changes affect the following plots:

Walnut to New Walnut (10 plots): 293, 294, 295, 306, 309, 325, 327, 348, 349 and 350.

Alder to New Alder (5 plots): 332, 333, 334, 335 and 336.

Chestnut to New Chestnut (11 plots): 173, 176, 180, 291, 299, 304, 311, 314, 319, 330 and 341.

Guelder to New Guelder (14 plots): 279, 280, 289, 290, 312, 313, 315, 316, 317, 318, 321, 322, 344 and 345.

The amendments would result in minor alterations to the appearance and external materials of the affected dwellings. No changes are proposed to the number of bedrooms, building heights, or overall scale of the units. Furthermore, no additional habitable-room windows are proposed that would overlook neighbouring properties or result in any material loss of privacy.

In addition, the approved 3m x 3m single-storey rear extensions would be omitted from the following plots:

53, 233, 234, 239, 240, 241, 248, 256, 257, 272, 274, 286, 287, 288, 300, 301, 302 and 303.

The removal of these rear extensions would reduce the built form of the affected dwellings and would not give rise to any adverse impacts on neighbouring amenity. Given these would be at the rear of the units, the impact on the overall character and appearance of the development would be minor.

Accordingly, the changes outlined above are minor alterations in terms of design, quality or appearance of the development and would have no amenity impact on future or nearby occupiers and are therefore acceptable. The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990.

The following plans and documents are therefore accepted as a Non-Material amendment:-

C101 rev H Coloured Site Layout (Dated July 2026)

P104 rev E Site Layout (North) (Dated July 2026)

C105 rev B Coloured Street Scenes A to E (sheet 1 of 3) (Dated July 2026)

C106 rev B Coloured Street Scenes F to K (sheet 2 of 3) (Dated July 2026)

C110 rev K Affordable Housing Plan (Dated July 2026)

C111 rev J Dwelling Size Plan (Dated July 2026)

C112 rev N Materials Distribution Plan (Dated July 2026)

C113 rev J Building Heights Plan (Dated July 2026)

P101 rev O Site Layout (Dated July 2026)

P104 rev F Site Layout - North (Dated July 2026)

P136 rev B Plots 334-336 - Plans and Elevations (Dated July 2026)

P137 rev B Plots 332-333 - Plans and Elevations (Dated July 2026)

P163 rev B Plots 185, 186, 196, 198, 250 & 255 - Plans and Elevations (Dated July 2026)

P164 rev B Plots 232, 235 & 243 - Plans and Elevations (Dated July 2026)

P165 rev B Plot 176 - Plans and Elevations (Dated July 2026)

P172 rev C Plots 233-234, 240-241, 256-257 & 300-301 - Plans and Elevations (Dated July 2026)

P185 rev A Plots 223, 225, 248, 272, 274, 286, 303 & 329 - Plans & Elevations (Dated July 2026)

2026)

P186 rev A Plots 287-288 - Plans and Elevations (Dated July 2026)

P214 rev B Plot 220 - Plans and Elevations (Dated July 2026)

P215 rev B Plot 254 - Plans and Elevations (Dated July 2026)

P216 rev B Plot 348 - Plans and Elevations (Dated July 2026)

P217 rev B Plot 218 - Plans and Elevations (Dated July 2026)

P218 rev B Plots 293, 294, 349 & 350 - Plans and Elevations (Dated July 2026)

P282 Plots 248, 272, 274, 286, 302, 303 & 329 - Plans & Elevations (Dated July 2026)

P283 Plots 173, 291, 299, 304, 311, 314, 319, 330 & 341 - Plans & Elevations (Dated July 2026)

P284 Plot 180 - Plans & Elevations (Dated July 2026)

P285 Plots 295, 306 & 309 - Plans & Elevations (Dated July 2026)

P286 Plot 325 - Plans & Elevations (Dated July 2026)

P287 Plot 327 - Plans & Elevations (Dated July 2026)

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning