

Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

20th October 2025

Dear Sir/ Madam,

Rustington Golf Centre: Non Material Amendment Application to A/129/21/PL (allowed via APP/C3810/W/22/3301932) to amend layout

In October 2022 full planning permission was granted for:

"The development proposed is erection of 191 new homes in a mix of 1-4 bedroom dwellings and 1 bedroom apartments, with associated landscaping, parking, open space, play areas, construction of a new access from Golfers Lane, and all other associated works"

Following further design work in relation to the surface water strategy for the western part of the site and agreement in principle to the Deed of Variation, a number of minor amendments have been made to the scheme.

The revised layout replaces the affordable house types with open market house types to respond to the agreement in the Deed of Variation; and repositions the foul pumping station to create additional space for the surface water attenuation. The surface water attenuation in the western part of the site has been redesigned to include an area of above ground attenuation.

BDW Southern Counties have had regard to the 7th August Planning Committee that considered Non Material Amendments, and we are satisfied that the scheme:

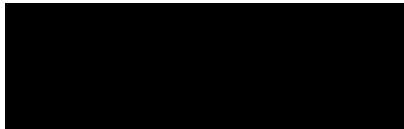
- Does not materially change the overall appearance of the development (the scheme is still for 191 homes);
- Does not significantly increase the intensity of the development (the densities across the site remain the same, as does the quantum of open space);
- Does not result in a significant additional material impact on amenity or infrastructure requirements;
- Does not result in a change in the description of development; and
- Does not require a planning obligation to be amended.

Some alternative house types have been introduced to replace the affordable house types, but these already exist within the eastern parcel, or within the approved wider scheme. The same number of 2, 3 and 4 bedroom house types being brought forward and work within the same parameters as those approved.

We trust the above and enclosed provides you with sufficient information to approve this application.

Please do not hesitate to contact me via email, [REDACTED] or on my direct dial [REDACTED] if you require any additional information or clarifications. We look forward to receiving formal acknowledgement that the application is registered.

Yours sincerely,



Craige Burden
Head of Planning

Barratt Redrow Southern Counties