

Barratt Redrow Southern Counties
Compton House The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 23rd December 2025

Please ask for: Kathryn Welch

Tel: 01903 737789

Your Ref:

Our Ref: A/160/25/NMA

Dear Mr Burden,

**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/129/21/PL relating to amendments to plots 91-191 to respond to the proposed deed of variation and amendments to the layout to respond to the amended surface water drainage scheme.

Rustington Golf Centre Golfers Lane Angmering BN16 4NB

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. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any obligations of the original permission.

Further to issues to secure a Registered Provided for the affordable housing, the developer has undertaken a Deed of Variation to the Section 106 Agreement removing affordable housing from the proposal. Instead a commuted sum will be paid in lieu of the provision of affordable dwellings on site. This application seeks to alter the approved plans to reflect this amendment.

To clarify this NMA will convert 38 Affordable Rented Units and 5 Intermediate Units, totalling 43 Affordable Housing Units, to Open Market Units. The 14 First Homes Units will be retained and delivered in accordance with the S106.

These proposals have been accepted as Non-Material Amendments as the intensity, character will remain as approved, the appearance of development will remain reflective of the

2021 approval.

In accordance with scope of Non-Material Amendments (as agreed by Members on the 26 July 2024) it can therefore be considered under section 96A of the Town and Country Planning Act 1990. The Local Planning Authority is able to accept these revisions as a Non Material Minor Amendment.

The list of approved plans now includes the following drawings, which supersede their previous versions:

Colour Site Layout PLN-3-1102 Rev M1
Storey Heights Plan PLN-3-1103 Rev P1
Dwelling Types Plan PLN-3-1104 Rev Q1
Tenure Plan PLN-3-1105 Rev Q1
Parking Plan PLN-3-1106 Rev P1
Refuse Plan PLN-3-1107 Rev P1
Fire Strategy Plan PLN-3-1108 P1
Sales Area Plan PLN-3-1110 Rev K
23-104-4031B Large Refuse Vehicular Tracking Sheet 1
23-104-4028B Fire Tender Vehicular Tracking Sheet 1
23-104-4034B Standard Car Vehicular Tracking Sheet 1
PLN-3-1112 K1 EV Charging
PLN-3-2101 ALD ELEVATIONS & PLANS Rev G
PLN-3-2103 DEN ELEVATIONS & PLANS H
PLN-3-2104 ELL ELEVATIONS & PLANS Rev H
PLN-3-2106 KEN ELEVATIONS & PLANS Rev H
PLN-3-2108 MOR ELEVATIONS & PLANS Rev H
PLN-3-2109 NOR ELEVATIONS & PLANS Rev G
PLN-3-3100 TYPE 58, 59, 60 & 61 ELEVATIONS & PLANS Rev G
PLN-3-3300 ARCHIP ELEVATIONS & PLANS Rev C
PLN-3-3302 AVO ELEVATIONS & PLANS Rev C
PLN-3-3304 HAD ELEVATIONS & PLANS Rev B
PLN-3-3305 HADEND ELEVATIONS & PLANS Rev B
PLN-3-3306 KIR ELEVATIONS & PLANS Rev C
PLN-3-3307 PRI ELEVATIONS & PLANS Rev B
JSL4799_100 BDW LAND-1-5000 Rev I Landscaping Strategy General Layout
JSL4799_101 BDW LAND-1-5001 Rev H Landscaping Strategy Sheet 1 of 2
JSL4799_102 BDW LAND-1-5002 Rev I Landscaping Strategy Sheet 2 of 2
JSL4799_501 BDW LAND-1-5101 Rev G Soft Landscaping Plan Sheet 1 of 8
JSL4799_502 BDW LAND-1-5102 Rev F Soft Landscaping Plan Sheet 2 of 8
JSL4799_503 BDW LAND-1-5103 Rev F Soft Landscaping Plan Sheet 3 of 8
JSL4799_504 BDW LAND-1-5104 Rev F Soft Landscaping Plan Sheet 4 of 8
JSL4799_505 BDW LAND-1-5105 Rev F Soft Landscaping Plan Sheet 5 of 8
JSL4799_506 BDW LAND-1-510g Rev F Soft Landscaping Plan Sheet 6 of 8
JSL4799_507 BDW LAND-1-5107 Rev F Soft Landscaping Plan Sheet 7 of 8
JSL4799_508 BDW LAND-1-5108 Rev G Soft Landscaping Plan Sheet 8 of 8
JSL4799_555 BDW LAND-1-5600 Rev F Plant Schedule
JSL4799_103 BDW LAND-1-5003 Rev H Landscape Strategy Ecological Plan

Additional Plans:

PLN-3-1114 P Site Comparison Layout
PLN-3-1151 Rev A1 Street Scenes Western Parcel
PLN-3-1101 Rev AD1 Site Layout Western Parcel
PLN-3-1113 Rev K1 Boundary Treatment Layout
PLN-3-3000 TYPE 60 & 61 ELEVATIONS & PLANS Rev A
PLN-3-1120 Rev B Commuted Sum Layout
PLN-3-1118 Rev D Service Layout

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