



Thursday, 18 June 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 Approval of A/88/24/S73 - Amendments to Playspace

On behalf of CALA Homes (South Home Counties Ltd), please find enclosed the submission of 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.

For context, permission A/287/22/PL as referenced above, comprised the 'approval of reserved matters following outline consent A/248/21/PL for the erection of 525 No residential dwellings with associated parking, landscape, play areas & public open space'.

This submission relates specifically to Condition 2 (Plan Numbers) of the Reserved Matters Consent.

Explanation of Proposed Change

In 2023, Cala Homes submitted a Non-Material Amendment (ref: A/206/23/NMA) to make significant changes to the playspace. The submission was refused on 19.10.23 because of insufficient information to substantiate the proposed change.

Since that previous submission, several areas of play have been delivered. A summary of the status of each area of play is provided below:

Area of Play	Status
Nature Playspace	Subject of this NMA
Outdoor Gym	Subject of this NMA
Play Trail 1	Complete
Play Trail 2	To be constructed as originally approved
The Oval	Subject of this NMA
The Farmyard	Under Construction
The Hub	To be constructed as originally approved
Play Trail 3	To be constructed as originally approved

Bubble LAP	Complete
The Village	Complete
Gravelly Dell	Complete

This submission seeks approval for the following amendments –

Nature Playscape

- No change to quantum of equipment i.e. submission proposes bouncing flower, play unit/climbing frame, spinning disk, climbing frame, telephones, scramble net, tunnel, wide slide, play unit, playhouses, rope swing and double bay swing.
- To be constructed in Robina hard wood.
- Resin-bound safety surfacing proposed

Outdoor Gym

- No change to quantum of equipment i.e. submission proposes 5.no pieces of outdoor gym equipment (ladder, pull up, sit up bench, lifting beam and dip bars) and table tennis table.
- Timber cycle racks to remain as previously approved.
- To be constructed in Robina hard wood.
- Resin-bound safety surfacing proposed

The Oval

- No change to quantum of equipment i.e. submission proposes wooden car ('little speedster'), basket swing, springy tyre (x 3) and playhouse.
- To be constructed in Robina hard wood.
- Resin-bound safety surfacing proposed

The quantum and overall type of play equipment remain as originally approved. The play areas continue to provide opportunities for children to jump, swing, climb and explore their surroundings through a range of engaging and challenging play experienced.

The principal change relates to the use of a different manufacturer for some of the equipment. Some elements of the original scheme, specifically the timber hexagonal cubes within the Nature Playspace, would need to be imported from overseas, creating procurement difficulties but also raising questions of sustainability. We propose alternative equipment (ref TBR7382, TBR7490 and MN20939), all of which are substantial, high-quality play features and would provide equivalent play value.

All other conditions approved under A/88/24/S73 remain unchanged. This application does not propose any amendments to the layout of the playspace or size, scale and description of the development.

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

Application Fee

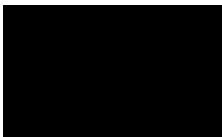
The required fee of £400.00 has been paid via the Planning Portal.

Plans Seeking Approval

Previously Approved Plan	Proposed Replacement Plan
Nature Playspace HBA-875-301	Nature Playspace ref: Q8875_F
Outdoor Gym HBA-875-302	Outdoor Gym ref: Q8875_F
The Oval HBA-875-305	The Oval ref: Q8875_F

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