

Planning Services,
Arun District Council
Civic Centre
Littlehampton
BN17 5LF

27th August 2026

Town and Country Planning Act 1990 (as amended)
Application for Non-Material Amendments to Planning Approval: LU/206/21/RES
Phase 5 Hampton Park, Littlehampton, BN17 7PP

Dear Sir or Madam,

This letter accompanies an application seeking approval for a number of Non-Material Amendments ("NMA") to Reserved Matters Approval LU/206/21/RES. The amendments relate primarily to the relocation of the northern footpath adjacent to the Black Ditch water meadow embankment, together with a limited number of boundary treatment and landscaping changes.

The approved scheme provided for a footpath along the crest of the Black Ditch embankment, which forms the northern boundary of the residential development. However, during the detailed design and implementation process it has become necessary to relocate the footpath to the toe of the embankment owing to ground stabilisation constraints. The revised alignment mirrors that proposed within the adjacent Phase 6a Reserved Matters application and will facilitate a continuous and seamless pedestrian route through this part of the development.

In order to retain the existing structure and profile of the embankment, it is also necessary to reposition the Local Area of Play (LAP) slightly to the west, where it will be located adjacent to the end of Road 4. The revised location provides improved connectivity with the internal pedestrian network within Phase 5 and creates a clearer and safer route for users accessing the play area.

As a consequence of these amendments, a minor extension to the application red line boundary is required to encompass the revised footpath route within the Black Ditch water meadow area. The land falls within the applicant's ownership and the footpath forms an integral part of the approved

movement network and wider accessibility objectives established through the outline planning permission. The proposed amendment does not alter the nature, scale or functionality of the approved development and therefore remains non-material in planning terms.

The application also seeks approval for a small number of amendments to the approved boundary treatments and landscaping proposals. These changes have arisen through the ongoing refinement of the detailed design and consideration of deliverability and maintenance requirements. The amendments comprise:

- The replacement of selected low brick walls and piers with metal railings at the following locations:
 - Flat Blocks AC-1 (Plots 191-201 and 202-212):
 - Removal of the 0.6m wall, piers and stone coping adjacent to the side elevation and replacement with soft landscaping.
 - Removal of the 0.6m wall, piers and stone coping at the parking courtyard entrance and replacement with metal railings.
 - Plots 220, 242, 243, and 244,:
 - Replacement of the approved 0.6m brick wall with piers and replacement with soft landscaping.
- Relocation of a limited number of trees to accommodate requirements arising from the Section 104 highways adoption process.
- Replacement of limited areas of block paving with tarmac.
- On plot changes to the hard and soft landscape details:
 - for plots 4, 248
 - to the side of Block AC-1 (Plots 191-201) for bin store access
- cycle / footpath to side of plots 152 – 162 replaced with tarmac
- Development platform reinforced by the use of banking (1:3 slope) as an effective engineering solution with the cycle / footpath adjusted to be at the base of banks to ensure positive connectivity.
- LAP relocated to the west, from adjoining plots 14 and 15, to adjoining plots 11 and 12, to improve its connection to the footpath network.

These changes are minor in nature and do not result in any material alteration to the appearance, character or function of the development. The proposed amendments are clearly identified on the accompanying plans.

The following information is submitted in support of this application:

- Completed application forms;
- This covering letter;
- Planning application fee of £309 paid via the Planning Portal; and
- Amended plans and drawings, as listed below:

Originally approved drawings	Proposed NMA drawings
546_PL_001_A Location Plan	546_PL_NMA_2_001 Location Plan
546_PL_100a Planning Layout	546_PL_NMA_2_100a Site Layout
546_PL_104 F External Works Plan	546_PL_NMA_2_104 F External Works Plan
546_PL_108_F Movement Plan	546_PL_NMA_2_108 Movement Plan
546_PL_PROW_01 B PROW Diversion Plan	546_PL_PROW_01 C PROW Diversion Plan
21044 / DS01 D Drainage Strategy Plan	21044 - 100S104 O - Section 104 Agreement Plan
21044 / DSP01 E Refuse Swept Path Plan	21044 - DSP01 G - Refuse Swept Path Analysis
21044 / DSP02 E Fire Appliance Swept Path Plan	21044 - DSP02 I - Appliance Swept Path Plan
21044 / DSP03 E Private Vehicle Swept Path Plan	21044 - DSP03 G - Private Vehicle Swept Path Plan
LA.PH5_1 G Landscape Strategy	LA.PH5.1.NMA_2 Landscape Strategy
LA.PH5_2 F The Avenue	LA.PH5.2.NMA_2 The Avenue
LA.PH5_3 D SuDS	LA.PH5.2.NMA_2 The Avenue
LA.PH5_4 E Central Wetland Edge	LA.PH5.4.NMA_2 Central Wetland Edge
LA.PH5_5 C Water Meadows Edge	LA.PH5.5.NMA_2 Water Meadows Edge
LA.PH5_6 C Street	LA.PH5.6.NMA_2 Street
LA.PH5_101 C Planting Plan 1	LA.PH5.101.NMA_2 Planting Plan 1 of 8
LA.PH5_102 C Planting Plan 2	LA.PH5.102.NMA_2 Planting Plan 2 of 8
LA.PH5_103 C Planting Plan 3	LA.PH5.103.NMA_2 Planting Plan 3 of 8
LA.PH5_104 D Planting Plan 4	LA.PH5.104.NMA_2 Planting Plan 4 of 8
LA.PH5_105 C Planting Plan 5	LA.PH5.105.NMA_2 Planting Plan 5 of 8
LA.PH5_106 C Planting Plan 6	LA.PH5.106.NMA_2 Planting Plan 6 of 8
LA.PH5_107 E Planting Plan 7	LA.PH5.107.NMA_2 Planting Plan 7 of 8
LA.PH5_108 C Planting Plan 8	LA.PH5.108.NMA_2 Planting Plan 8 of 8



Having regard to the limited nature of the proposed amendments, it is considered that they clearly fall within the scope of Section 96A of the Town and Country Planning Act 1990 and represent non-material amendments to the approved scheme.

We trust that the information submitted is sufficient to enable the application to be validated and determined. Should you require any further information, please do not hesitate to contact me.

Yours Sincerely



Laura Jackson
Head of Planning