

Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

10th September 2026

Dear Sir/Madam,

Applicant: Doswell Projects Limited
Site: Land West of Yapton Lane, Walberton
Proposal: Non-Material Amendment pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended) to amend the approved plans as submitted under the Reserved Matters application WA/52/24/RES by omitting garages, amendment to the GIA of 22 dwellings, replacing estate railings with post and rail fencing, the relocation of the pumping station and the inclusion of ASHP and PV Panels.

This covering letter accompanies a Non-Material Amendment (NMA) application in respect of Land West of Yapton Lane, Walberton, seeking to amend the approved plans under planning permission ref. **WA/52/24/RES**. The proposed amendments comprise the omission of the approved garages, amendment to the GIA of 22 dwellings, the replacement of estate railings with post and rail fencing, the relocation of the pumping station and the inclusion of ASHP and PV Panels.

Please find enclosed a completed application for the above proposal. Alongside this letter, the application submission includes the following:

- Completed application form
- Covering Letter
- C9_26_03_PL_101_P5 Proposed Site Layout
- C9_26_03_Accommodation Schedule
- 102_Proposed Site Sections P3
- C9_26_03_PL_HTE_P4 Plots 28, 35
- HTA_Plot 7, 8, 17, 18, 20, 21, 25, 26, 44, 45 P4
- HTA_Plot 22, 23, 32, 33, 46, 47 P3
- HTABA_Plots 1-4 Plans & Elevations P3
- HTABB_Plots 12-16 Elevations P4
- HTABB_Plots 12-16 Plans P3
- HTB_Plot 5, 24, 43 Plans & Elevations P3
- HTB_Plot 6, 19 Plans & Elevations P3
- HTB_Plot 27 Plans & Elevations P3
- HTB1_Plot 10, 11 Plans & Elevations P2
- HTD_Plot 39, 41 Plans & Elevations P3

- HTE_Plot 9 Plans & Elevations P4
- HTE_Plot 36 Plans & Elevations P4
- HTE_Plots 37, 38 Plans & Elevations P3
- HTF_Plot 34 Plans & Elevations P4
- HTG_Plot 29, 30, 40 Plans & Elevations P4
- HTH_Plot 31 Plans & Elevations P4
- HTH_Plot 42 Plans & Elevations P3
- HTH1_Plot 48 Plans & Elevations P4
- Pumpstation compound street scene
- PRI25259 11 A-Sheet 1
- PRI25259 11 A-Sheet 2
- PRI25259 11 A-Sheet 3
- PRI25259 11 A-Sheet 4
- PRI25259 12 A-Sheet 1
- PRI25259 12 A-Sheet 2
- PRI25259 12 A-Sheet 3
- PRI25259 12 A-Sheet 4
- PRI25259 DR_Landscape Specification

Pre-application discussions with the council, prior to this submission, suggested that the proposed changes would likely constitute an NMA under section 96a of the Town and Country Planning Act 1990 (as amended).

Garages

It is proposed that the garages serving Plots 9, 29, 30, 48, 43, 42, 41, 39, 38, 37, 36, 35, 34, 33, 32 and 31 are omitted as part of this NMA application.

The garages do not constitute formal parking spaces and, therefore, their omission would not result in any overall loss of parking provision across the development. Cycle storage units are proposed within the gardens of all plots, utilising the areas previously occupied by the garages. The remainder of the former garage footprints will be incorporated into the garden areas and will be grassed in accordance with the approved plans. Accordingly, the proposed amendments would not result in any overall loss of vehicular or cycling spaces.

Air Source Heat Pumps and PV Panels

Air Source Heat Pumps (ASHPs) and photovoltaic (PV) solar panels are proposed in order for the scheme to meet the requirements of Condition 4 of the outline planning permission (Ref: **WA/2/22/OUT**). For ease of reference condition 4 states that:

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources unless it can be demonstrated that a fabric-first approach would achieve an

equivalent energy saving. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority before any development in that phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter.

An application for the discharge of Condition 4 has recently been submitted to the Council (Ref: **WA/85/26/DOC**). Further details regarding the proposed ASHPs and PV panels can be found within the submitted documents associated with that application and this NMA brings the overall proposals in line with the details submission with the discharge of condition application.

Amendment to GIA of 22 dwellings

It is proposed that the GIA of 22 dwellings is reduced slightly, with all dwellings continuing to meet Nationally Described Space Standard requirements (NDSS).

The plots proposed to be reduced in size are Plots 5, 6, 10, 11, 19, 24, 27, 28, 29, 30, 31, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 48. Further details of the proposed changes are provided within the corresponding plans and supporting documents submitted as part of this application.

Because of the reductions in GIA, amendments to the roof forms of Plots 10, 11, 22, 23, 25, 26, 31, 42, 46 and 47 are also proposed. Further details of these changes are illustrated on the corresponding plans, elevation drawings and site plan.

It is also proposed that the elevation of Plot 28 is handed, with the associated access path amended accordingly.

There have also been amendments to the rear fenestration, with the existing double patio doors replaced by a French-style patio door comprising a single hinged door with narrow fixed sidelights.

Estate railing replacement with post and rail fencing

The existing approved estate railing, which runs along the southern part of the site, is proposed to be replaced with post and rail fencing as part of this NMA application.

Further details of the proposed fencing are provided within the Landscaping Specification submitted alongside the application.

Relocation of the Pumping Station

The pumping station was approved as part of the Reserved Matters application in the far western corner of the site, in close proximity to the SuDS feature.

Independent advice from the ground up

As part of this application, it is proposed to relocate the pumping station to the north-eastern corner of the Dentist Surgery car park. The proposed relocation will not result in the loss of any car parking spaces serving the Dentist Surgery.

A street scene/site section has been submitted as part of this application to illustrate the above ground layout. The pumping station will be enclosed by post and rail fencing, with only a fibre-cabinet-style unit visible above ground level.

In relation to potential noise impacts arising from the pumping station, Conditions 8, 12 and 13 of the outline planning permission relate to noise matters. A discharge of conditions application has recently been submitted to the Council (Ref: **WA/85/26/DOC**), which takes account of the proposed relocation of the pumping station and provides further details in relation to noise.

Please see below a table outlining the plans approved as part of the Reserved Matters application (ref. **WA/52/24/RES**), which are proposed to be superseded by the documents submitted as part of this NMA application.

Approved Documents as part of Reserved Matters Application (ref: WA/52/24/RES)	Documents submitted as part of this NMA
Location Plan - 100_P1	No Change
Proposed Site Layout - 101_P2	C9_26_03_PL_101_P5 Proposed Site Layout
Proposed Site Sections - 102_PL	102_Proposed Site Sections P3
Plots 1,2,3 & 4 Proposed Floor, Elevation and Roof Plan - HTABA_P1	HTABA_Plots 1-4 Plans & Elevations P3
Plot 5 and 24 Proposed Floor, Elevation and Roof Plan - HTB_P1	HTB_Plot 5, 24, 43 Plans & Elevations P3
Plot 6 Proposed Floor, Elevation and Roof Plan - HTB_p1	HTB_Plot 6, 19 Plans & Elevations P3
Plot 7,8,44 & 45 Proposed Floor, Elevation and Roof Plan - HTA_P1	HTA_Plot 7, 8, 17, 18, 20, 21, 25, 26, 44, 45 P4
Plot 9 Proposed Floor, Elevation and Roof Plan - HTE_P2	HTE_Plot 9 Plans & Elevations P4
Plot 10 & 11 Proposed Floor, Elevation and Roof Plan - HTC_P1	HTB1_Plot 10, 11 Plans & Elevations P2
Plots 12,13,14,15 & 16 Proposed Floor and Roof Plan - HTABB_P1	HTABB_Plots 12-16 Plans P3
Plot 12,13,14,15 & 16 Elevation Plan - HTABB_P2	HTABB_Plots 12-16 Elevations P4
Plot 17,18,20 & 21 Proposed Floor, Elevation and Roof Plan - HTA_P2	HTA_Plot 7, 8, 17, 18, 20, 21, 25, 26, 44, 45 P4
Plot 19 Proposed Floor, Elevation and Roof Plan - HTJ_P1	HTB_Plot 6, 19 Plans & Elevations P3
Plot 22,23,32,33,46 & 47 Proposed Floor,	HTA_Plot 22, 23, 32, 33, 46, 47 P3

Elevation and Roof Plan - HTA_P1	
Plot 25 & 26 Proposed Floor, Elevation and Roof Plan - HTA_P1	HTA_Plot 7, 8, 17, 18, 20, 21, 25, 26, 44, 45 P4
Plot 27 Proposed Floor, Elevation and Roof Plan - HTB_P1	HTB_Plot 27 Plans & Elevations P3
Plot 28 Proposed Floor, Elevation and Roof Plan - HTE_PL1	C9_26_03_PL_HTE_P4 Plots 28, 35
Plot 29, 30 & 40 Proposed Floor, Elevation and Roof Plan - HTG_P1	HTG_Plot 29, 30, 40 Plans & Elevations P4
Plot 31 Proposed Floor, Elevation and Roof Plan - HTH_P2	HTH_Plot 31 Plans & Elevations P4
Plot 34 Proposed Floor, Elevations and Roof Plan - HTF_P1	HTF_Plot 34 Plans & Elevations P4
Plot 35 Proposed Floor, Elevation and Roof Plan - HTE_P1	C9_26_03_PL_HTE_P4 Plots 28, 35
Plot 36 Proposed Floor, Elevation and Roof Plan - HTE_P2	HTE_Plot 36 Plans & Elevations P4
Plot 37 & 38 Proposed Floor, Elevation and Roof Plan - HTE_P1	HTE_Plots 37, 38 Plans & Elevations P3
Plot 39 & 41 Proposed Floor, Elevation and Roof Plan - HTD_P1	HTD_Plot 39, 41 Plans & Elevations P3
Plot 42 Proposed Floor, Elevation and Roof Plan - HTH_P1	HTH_Plot 42 Plans & Elevations P3
Plot 43 Proposed Floor, Elevation and Roof Plan - HTJ_P1	HTB_Plot 5, 24, 43 Plans & Elevations P3
Plot 48 Proposed Floor, Elevation and Roof Plan - HTH1_P2	HTH1_Plot 48 Plans & Elevations P4
Proposed Garden Wall Details - EW_600	No Change
Proposed Sub Station - GAR_705_P1	No Change
Accessible Parking Bay - 103_P1	No Change
Dentist Surgery Proposed Floor, Elevation and Roof Plan - PL_DS_P1	No Change
Dentist Surgery Refuse Store - GAR_704_P1	No Change
Plot 1-4 Cycle Refuse Store - GAR_703_P1	No Change
Single Garage Proposed Floor, Elevations and Roof Plan - GAR_702_P1	To be omitted
Double Garage Proposed Floor, Elevation and Roof Plan - GAR_701_P1	To be omitted
Proposed Site Sections - PL_102_P2	102_Proposed Site Sections P3
Hard Landscape Proposals Sheet 1 - ELVS24539 Rev B	PRI25259 12 A-Sheet 1

Hard Landscape Proposals Sheet 2 - ELVS24539 Rev B	PRI25259 12 A-Sheet 2
Hard Landscape Proposals Sheet 3 - ELVS24539 Rev B	PRI25259 12 A-Sheet 3
Hard Landscape Proposals Sheet 4 - ELVS24539 Rev B	PRI25259 12 A-Sheet 4
Soft Landscaping Proposal Sheet 1 - ELVS24539 Rev C	PRI25259 11 A-Sheet 1
Soft Landscaping Proposal Sheet 2 - ELVS24539 11 Rev C	PRI25259 11 A-Sheet 2
Soft Landscaping Proposal Sheet 3 - ELVS24539 Rev C	PRI25259 11 A-Sheet 3
Soft Landscaping Proposal Sheet 4 - ELVS24539 Rev C	PRI25259 11 A-Sheet 4
Play Area Proposals - Sheet 1 - ELVS24539 21 Rev A	No Change
Marketing Strategy - Dec 2024	No Change
Brochure - Dec 2024	No Change
Soft Land Management Maintenance Plan - June 2024 ELVS24539 MAN	No Change
Soft Landscape Specification - ELVS24539 Rev A	PRI25259 DR_Landscape Specification

It is considered that the documents submitted in support of this application allow sufficient information for the Council to assess the proposal. We therefore request that the Council kindly confirm this following receipt of the application.

I hope that the submission is in order, and I will look forward to receiving confirmation that the application is valid. However, should you require any further information, please do contact me.

Yours sincerely,

Lucy Robinson

Lucy Robinson
Planner
Henry Adams Land, Planning and Development