Date: 12th October 2023
Your Ref: PP-12468412
Our Ref: 15160a

DWD

6 New Bridge Street
London EC4V 6AB

[redacted]

Mr. David Easton
Planning Services
Arun District Council
Civic Centre
Littlehampton
West Sussex
BN17 5LF

Dear David,

APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED – NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REFERENCE AL/87/21/PL AT OLDLANDS FARM, NEWLANDS ROAD, BOGNOR REGIS PO22 9FJ

On behalf of Amazon UK Services Ltd (the 'Applicant') we submit herewith an application under Section 96A of the Town and Country Planning Act 1990 for non-material amendments ('NMA application') to planning permission ref. AL/87/21/PL.

The application has been submitted via the Planning Portal (reference PP-12468412). The requisite fee for the application is £234.00 (exclusive of the planning portal service charge) and a payment to this amount has been made online.

On 9th August 2022, Arun District Council granted planning permission for the:

> *"Erection of a warehouse (Use Class B8) with ancillary office, associated vehicle parking, van storage, plant, ancillary structures, lighting landscaping and infrastructure works including earthworks to facilitate flood compensation area. This site may affect listed buildings, may affect the character & appearance of the Shripney Conservation Area, is a Departure from the Development Plan, affects a Right of way & is in CIL Zone SP3 (Zero Rated) as other development."*

To date, there have been four applications determined for non-material amendments to planning permission reference AL/87/21/PL, approved under application references AL/143/22/NMA, AL/155/22/NMA, AL/19/23/NMA and AL/114/23/NMA.

Section 96A of the Town Country Planning Act 1990 gives local planning authorities the power to approve changes to an existing planning permission if it is satisfied that the proposed changes are not material in the context of the overall scheme.

Following detailed discussions with network energy provider associated with providing the necessary power to serve the site they have requested additional substations and the re-orientation of existing ones within the ground floor of the van storage deck. Accordingly, this application to seeks to make the below changes.

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1. Altering the layout of the substations within the ground floor of the van storage deck;

2. Removal of 4 no. substations situated between the van storage deck and the warehouse (located externally on existing hardstanding);

3. Installation of 3 no. substations to the south of the car park, totalling 118 sqm of hardstanding. There are no trees in this location, only 'Amenity Grass' as shown on the landscaping plan; and

4. Additional soft landscaping proposed around the sprinkler tanks, totalling 118 sqm of soft landscaping comprising of the planting of Amenity Grass.

As such, the tweaks to the approved scheme represent detailed design development and we consider the change requested to be non-material on the basis that:

- The changes will not amend the use of the approval;
- The changes will not result in an intensity of use;
- The changes would not result in a change to the description of the application or conflict with conditions;
- The red line area remains the same;
- The changes would not have any implications in terms of adopted policy;
- The changes would not impact on the S106 for the application;
- The changes to the appearance would not materially alter the aesthetic of the site;
- The changes are not such that they would warrant re-consultation;
- No increase to height on the site is proposed;
- No increase in the width of the building is proposed;
- The footprint of the development remains unchanged;

The following submitted plans have been updated to take into account the above changes:

Plan	Plan Reference
Proposed Site Plan	21023-ASA-ST-ZZ-D-A-PL03 Rev P12
Proposed Block Plan	21023-ASA-ST-ZZ-D-A-PL18-(P7) Rev P7
Proposed Van Deck Ground Floor Plan	21023-ASA-VD-D0-D-A-PL10 Rev P7
Proposed Van Deck Sections	21023-ASA-VD-ZZ-D-A-PL13 Rev P10
Proposed Planting Plan	05-991-702 Rev P02

We trust we have provided sufficient information for you to be able to register and consider the application, and we look forward to receiving confirmation of this in due course. However, should you require any additional information, please do not hesitate to contact me or my colleague Charlie Merry (E: charlie.merry@dwdllp.com).

ARUN DISTRICT COUNCIL AL/162/23/NMA

Yours sincerely,

[redacted]

Serena Page BA MA (Cantab) MSc MRTPI
Partner
DWD Property+Planning
[redacted]