

ECE Planning
64-68 Brighton Road
Worthing
BN11 2EN

Date: 6th October 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/87/26/NMA

Dear Mr James,

**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 AL/107/21/PL seeking amendments to condition 2 (approved plans / documents) and approval of an updated schedule of accommodation.

Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

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. In regard to amendments to 'major' development, to be considered non-material, the works must not:

- materially change the overall appearance of the development;
- significantly increase the intensity of the development;
- result in significant additional material impact on amenity or infrastructure requirements;
- result in a change in application description, and;
- require amendment to a planning obligation.

This application is seeking a Non-Material Amendment to supersede the currently approved schedule of accommodation (as approved under AL/107/21/PL) with a new schedule of accommodation. This is submitted concurrently with an AOO application (AL/86/26/AOO) to supersede the previously approved Affordable Housing Plan. Both the schedule and the plan must align.

The proposed change to the affordable housing is the unit mix, where some Market Homes are swapped with First Homes and vice versa; resulting in an increased number of First Homes being delivered as 2 beds, rather than 3 beds. There are no changes to the number of

affordable housing units being delivered, or the tenure split. The amended schedule will still provide the following, as required by the S106:

- Affordable Rent Unit: 36 Dwellings
- First Home: 13 Dwellings
- Shared Ownership Units: 4 Dwellings

The amended schedule has been reviewed against the approved documents under AL/107/21/PL and the S106. It is found to be a minor change to the unit mix of first homes, but would not result in a significant change to that approved under the original permission. This change still permits the delivery of affordable units at the quantum and tenure mix set out in the S106, albeit with a minor change to the number of beds the First Homes are provided with. The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The following document is therefore accepted as an Approved Plan (Condition 2) under AL/107/21/PL:

- Schedule of Accommodation_Amended First Homes.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning