

Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Date: 25th August 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: A/106/26/NMA

Dear Sir/Madam,

**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 A/159/25/PL relating to rewording of condition 8.

Sports Pavilion Decoy Drive Angmering BN16 4DN

I refer to your recent application for a Non-Material Minor Amendment which proposes to amend condition 8 of A/159/25/PL. The reason for this change is that Barratt Redrow are presently using the northern parcel of the site and cannot commit to surrendering it for some time thus preventing the Sports Hub permission from being implemented. On that basis, an alternative off-site cricket pitch provision has been secured at a nearby school, to be used until such time as the ownership of the northern parcel can be transferred to ADC and the new pitch provided.

Non-material amendments to major applications are considered to be those changes which are insignificant and do not change the intensity, form, or description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission.

The proposed amendment to condition 8 (as set out below) does not alter the original planning permission and will ensure that there is continued cricket provision whilst the works take place. The change can be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The revised condition 8 wording is set out in full below:

"Prior to its permanent location on land to the north of the application site, as shown on the

approved drawings for A/159/25/PL, alternative cricket non-turf pitch and outfield provision shall be provided on the site subject to drawing ref A/159/25/PL_ALTCRICKET1 in an operational state and in accordance with the ECB's TS4 and TS6 design guidelines, prior to the commencement of any works which result in the loss of the existing cricket pitch. Any subsequent change to the location of the provision (other than to the land immediately north of the application site approved by and shown on the approved drawings for A/159/25/PL), shall be submitted and approved by the local planning authority."

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning