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Planning Portal Ref: PP-03552288

Our Ref: RM-G/SP/15901

[redacted]

Mr. C. Cronin
Planning Department
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton BN17 5LF

5th August 2014

Dear Mr Cronin,

APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED). DEVELOPMENT OF LAND TO THE WEST OF MILL LANE AND SOUTH OF THE A259, RUSTINGTON PLANNING APPLICATION REFERENCE: A/125/13

On behalf of our client, Store Property Investments Limited, please find enclosed an application for a non-material amendment (NMA) to planning permission A/125/13, approved 13th June 2014. The amendments sought involve:

- adjustment to entry road and the resulting necessary amendments to the display parking layout;
- kerb line and bollard configuration updated;
- the repositioning of the pumping station;
- details of boundary treatment;
- update of tree retention plan;

The application granted planning permission for the following development:

"Hybrid planning application for the development of the site to provide in outline with all matters reserved apart from access and landscaping up to 3365 sqm A1 retail use (including parking) and full planning for 3947 sqm and Sui Generis vehicular floorspace (including ancillary facilities, landscaping and parking) including workshops, MOT facility, car valeting & car storage. New access from A259 – Departure from the Development Plan. Also within the parish of Rustington"

This NMA application comprises the following:

- Application Forms;
- Tree Protection Plan STORE18832-03 rev H;
- External Lighting Services P1280-E-EL-001 Rev 1;
- Proposed Location Plan L(00) 101 N;
- Proposed Site/Block Plan L(00) 103 S;
- Proposed Parking Layout L(00) 104 O;

ARUN DISTRICT COUNCIL A/114/14/NMA

The approved drawing references which are amended by the above are as follows:

- Landscaping Drawing 18832-03F;
- Holophane Lighting Drawing Rev 4;
- Proposed Location Plan L(00)101 I;
- Proposed Site/Block Plan L(00)103 M;
- Proposed Parking Layout L(00) 104 H;

These drawings are referenced in condition 2 (full) and condition 3 (outline).

A cheque for £195.00 made payable to Arun District Council has also been sent to cover the requisite application fee (PP ref: PP-03552288).

This application is made under Section 96A of the Town and Country Planning Act. Under this section of the act it is possible for changes to be made to any planning permission if the Local Authority are satisfied that the change is not material. In this instance, during detailed design, practical amendments are required to the site entry road which subsequently require changes to the display parking layout. The amendment to the site entry, has also required a reconfiguration of the kerb line and bollard placement at the entrance to the Car Showroom.

Other amendments, including the repositioning of the pumping station slightly to the east of its original location have occurred during detailed design. Similarly, the boundary treatment has been marked on the plan. A 1.8m crank top metal chain link fence with maintenance access has been added along the whole of the southern boundary of the site. The changes to the layout have necessitated changes to the lighting scheme approved. The plan has also been updated to reflect the current status of the site in relation to trees. We consider that these changes are non-material.

It has not been possible to state within Section 5 of the planning form that the nature of the planning permission for which amendment is sought is hybrid. (as opposed to full).

We trust that 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.

[redacted]

Serena Page
Senior Associate Director

Enc.