

ADCS Ltd
30 Foxley Lane
Worthing
BN13 3AD

Date: 16th December 2025

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: A/174/25/NMA

Dear Mr Phebey,

**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/71/23/PL for changes to compensatory flood storage areas and levels.

The Beeches Crete House Dappers Lane Angmering BN16 4EN

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. 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.

This application seeks to amend the wording of Conditions 2 (Approved plans and documents), and condition 9 (Construction Exclusion Zones), to remove a small section of land lowering for flood compensation that was allowed within the Construction Exclusion Zone of the TPO tree to the north of the site, and to compensate for its removal elsewhere on the site. It also seeks the removal of reference to this section of land lowering from Condition 9 for coherence.

The reasons that these proposals have been accepted as Non-Material Amendments is because it does not alter the description, character or intensity of development. The relevant flood compensation will still be controlled by condition through the updated Flood Risk Assessment, but land lowering within the Root Protection Area of the TPO tree will no longer be required, and it can therefore be considered under section 96A of the Town and Country Planning Act 1990.

From the information submitted I am able to take the alterations as a Minor Amendment to A/71/23/PL.

Condition 2 will now read:

The development hereby approved shall be carried out in accordance with the following approved plans & documents:

- Site Plan and Cycle Store Details (1614/BR11 H).
- Proposed Dwelling (Dwg No. 21182-003 C).
- Flood Risk Assessment and Surface Water Drainage Strategy V.3 (Dated: 27/10/25).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

Condition 9 will now read:

Prior to the commencement of the development, Construction Exclusion Zones will be erected and adhered throughout the development of the dwelling in accordance with the site plan on page 33 of the submitted Ecological Survey (Dated: 05/05/23).

Reason: To ensure adequate protection of trees in accordance with Policy ENV DM4 of the Arun Local Plan.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning