

Henry Adams LLP
Rowan House
Baffins Lane
Chichester
PO19 1UA

Date: 19th May 2026

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: A/55/26/NMA

Dear Mrs Appleton,

**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/122/23/PL relating to phasing of the approved development to allow implementation by the construction of access and roads as Phase 1 and the construction of the dwelling as Phase 2

Land north of Mayflower Way Angmering

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.

The reason that this proposal has been accepted as a Non-Material Amendment is because the proposal seeks only to split the development process into two distinct phases, access, then the remainder of the development. It does not otherwise alter the development, and the development already approved could have been constructed in this manner and order in any event. The reason the amendment is sought is purely on a technical basis. The amendment would allow the access to be constructed and the permission commenced while postponing the payment of the CIL charge until the chargeable structure (the dwelling) is commenced in the second phase. This is preferable for the applicant as a separate legal matter is currently being reviewed which is delaying the full commencement of the development and the amendment would therefore, allow the permission to be commenced, in part, without incurring a significant CIL charge upfront. The CIL charge would remain applicable and would be required upon commencement of the second phase. The amendment does not materially alter

the final output of the development in any way, and the development process could have been undertaken in phases as it stands. 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/122/23/PL.

Condition 2 of A/121/23/PL now reads as follows:

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

- Streetscape Elevation 019_P_40_02, P2 (Accepted: 13/07/23).
- Proposed Dwelling Elevations 019_P_40_01, P2 (Accepted: 13/07/23).
- Proposed Dwelling Plans 019_P_20_01, P2.
- Location Plan 019-X-10-01, P2.
- Bin and bike stores 019_P_40_03, P2.
- Proposed section 019_P_30_01, P1.
- Proposed Block Plan 019_P_10_01, P2.
- ProPG Stage 2 Acoustic Design Statement (Report ref: AS11957.230309.ADS-S, Dated: 12/04/23).

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.

It is also necessary to impose a new condition that expressly requires the development to be undertaken in phases. As such, A/122/23/PL is now also subject to the following condition:

The development hereby approved must be undertaken in the two distinct phases shown within 'Proposed Block Plan 019_P_10_01, P2'. Phase one (construction of access) must be undertaken first and subsequently, phase two (the remainder of the development).

Reason: In the interests of supporting the development viability of this windfall site in accordance with NPPF Paragraph 73(d).

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning