

Cala Homes
Dorking Business Park
Dorking
SHC
RH41HJ

Date: 17th July 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: A/85/26/NMA

Dear Ms Sparkes,

**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 granting of A/256/21/RES (as amended by A/88/24/S73) regarding play space.

Land North of Water Lane 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. 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 for revisions to approved plans under A/256/21/RES (as amended by A/88/24/S73) for the following changes to equipment in the following three play spaces as a result of a change in manufacturer from Duncan and Grove to Miracle Design & Play:

Nature Playspace

Replacing the following bespoke Duncan and Grove equipment as outlined in drawing HBA-875-301 (Dated 13/05/2022) of Ref: A/256/21/RES:

- Richter Spielger - Bouncing Flower;
- Climbing Frames (Nos 4, 5 and 6);
- Richter Spielger - Giant Spinning Disc;
- Playground Phones;
- Scramble Net;
- Playground Tunnel;
- Wide Slide;
- Climbing Net Tower; and
- Swings (Nos 4 and 9)

With the below specification equipment from Miracle Design & Play as outlined in drawings (Q8875_F Nature Playscape Proposal (Dated 31/01/2023):

- Play tower;
- Enclosed slide;
- Swings;
- Multi-play equipment;

Outdoor Gym

Replacing Duncan and Grove equipment with similar specification Miracle Design & Play outdoor gym equipment.

The Oval

Replacing the Duncan and Grove equipment with similar specification Miracle Design & Play equipment including a car swing, 'Little Speedster' and 'Springy Tyre'

ASSESSMENT

Nature Playspace

The approved Duncan and Grove specification equipment in A/256/21/RES was intended to create a distinctive and unique nature-based play environment that integrated play with the surrounding landscape, rather than providing a standard equipped playground.

The proposed Miracle Design & Play specification equipment which would include a conventional play tower, an enclosed slide, scaled down swings, standard multi-play equipment and standard manufactured playground items which would be smaller in scale to those originally proposed. However, the proposed changes in equipment would fundamentally alter the character of the approved nature playscape from a landscape-led nature play experience to a conventional equipped playground; resulting in a material change in impact and experience on the intended users of the play area from the equipment in the approved scheme.

The proposed changes would be a material change from the approved Nature Playscape under A/256/21/RES and therefore be unacceptable under section 96A of the Town and Country Planning Act 1990.

Outdoor Gym and The Oval

With respect to the proposed changes of the specification of equipment from Duncan and Grove to Miracle Design & Play for the 'Outdoor Gym' and 'The Oval'; there would be no significant change to the quantum of equipment between the two suppliers and there would be no material change to the specification and quality of the proposed materials with Robina

hardwood and resin-bound safety surfacing.

The proposed Miracle Design & Play specification of equipment for these two play areas would therefore cater for the needs of the intended users of young children in The Oval and for adults in the Outdoor Gym in the same way as the approved Duncan and Grove equipment. The proposed changes to these two play areas would therefore be non-material and acceptable under section 96A of the Town and Country Planning Act 1990.

Conclusion

Accordingly, based on the above assessment, while the proposed changes in equipment for the Outdoor Gym and The Oval would be non-material, the proposed changes in equipment for the Nature Playspace would be material.

The proposed changes in specification of equipment for the Nature Playspace would fundamentally alter the character of the approved nature playscape from a landscape-led nature play experience to a conventional equipped playground. This would be a material change in impact and experience on the intended users of this play area and would therefore not be allowed under section 96A of the Town and Country Planning Act 1990. As such, the application is refused for the reasons set out above.

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