

Mango Planning & Development
29 Old Field Road
Pencoed
Bridgend
CF35 5LJ

Date: 27th October 2025

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: BE/127/25/NMA

Dear Mr Hughes,

**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 BE/121/21/RES relating to amendments to the cladding to become uniform on all elevations.

Unit 3 Land At Salt Box West of Shripney Road Bognor Regis PO22 9NW

DECISION: APPROVED

The main issue for consideration with regard to this application is whether the proposed change is i) 'non-material' and ii) the proposed change is acceptable.

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme, an amendment that is non-material in one context may well be material in another. Arun District Council must be satisfied that the amendment sought is non-material in order to grant a non-material amendment application.

Non-material amendments are generally considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission.

This application seeks to regularise the material palette for the development. The approved plans showed both trapezoidal and half-round built up cladding specified, however the applicant wishes to only use trapezoidal. The change would not impact the proposed colours, other materials, or the elevations.

The amendments are considered minor in relation to the extent of the appearance of the

buildings and would not materially alter the considerations of the reserved matters. Therefore, it can be considered under section 96A of the Town and Country Planning Act 1990 and the below plans are approved.

- Unit 3 Proposed Roof Plan & Elevations - KP-281-Unit3-NMA-01-B

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