

Luke Beck
30 Carlton Crescent
Southampton
SO15 2EW

Date: 9th December 2020

Please ask for: Raymond Cole

Tel: 01903 737598

Your Ref:

Our Ref: BE/135/20/NMA

Dear Mr Jobbins,

**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 grant of BE/77/16/OUT and approval of BE/103/19/RES to substitute the 2 bedroom dwellings at Plots 22 & 24 with 3 bedroom dwellings and to change the tenure of Plot 37 from shared ownership to affordable rent.

Land west of New Barn Lane Bognor Regis PO21 5DN

I refer to your recent application under section 96A for a non-material amendment, following the grant of outline planning permission (BE/77/16/OUT) and approval of reserved matters (BE/103/19/RES), to substitute the two-bedroom dwellings at plots 22 and 24 with three-bedroom dwellings and to change the tenure of plot 37 from shared ownership to affordable rent.

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 result in a change to the description of the application, breach adopted planning policy, conflict with any conditions of the original permission or result in changes to the external details that would materially alter the appearance of the buildings.

It is noted that the proposed changes will neither alter the external appearance of the buildings nor breach the 'Technical housing standards - nationally described space standard' (DCLG, March 2015). Additionally, the s.106 agreement dated 28th September 2017 provides some flexibility in the affordable housing tenure mix, enabling plot 37 to change from shared ownership to affordable rent.

Therefore, the proposed changes can be considered as an acceptable Non-Material Amendment under section 96A of the Town and Country Planning Act 1990.

Please note that the drawing numbered 18256 - P132 Ploughwright - Baker Terrace - (Affordable) Floor Plans is now among the list of approved plans, drawings and documents and the drawing numbered 18256 - P132A Ploughwright.2 - Baker Terrace - (Affordable) Floor Plans is superseded.

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