

Planning Potential Ltd
Magdalen House
148 Tooley Street
London
SE1 2TU

Date: 6th April 2020

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: BE/28/20/NMA

Dear Mr Baker,

**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/135/18/PL for the minor design change to supermarket by changing cladding to a 'Duraclad' Composite Timber Cladding.

Land At Salt Box West Of Shripney Road Bognor Regis PO22 9NW

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 proposal to change the cladding on the external elevations of the supermarket on Unit 8 does constitute a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990.

Notwithstanding this, the reason that this proposed Non-Material Amendment is REFUSED by the Local Planning Authority is that the proposed 'Duraclad' Composite Timber Cladding is not identical in visual terms to the approved cladding for Units 4, 5 and 8 which comprises 'Accoya Timber Cladding (Light Oak)', as approved under Discharge of Condition application BE/15/20/DOC on 20th March 2020.

The approved mixed-use development on the Salt Box site (BE/135/18/PL) was designed to function as a gateway commercial development on the northern gateway into Bognor Regis. The foodstore in Unit 8 was enhanced during the determination of the planning permission (BE/135/18/PL) through the introduction of timber cladding on all four elevations. The use of timber cladding on Unit 8 was considered by the Development Control Committee to be acceptable as it would break up the visual mass of the building, reduce the amount of composite cladding and also develop the theme of timber

cladding which has also been approved on the two drive-thru buildings (Units 4 and 5). It is considered that the use of the 'Duraclad' Composite Timber Cladding on Unit 8 would be unacceptable in visual terms as it would not match the 'Accoya Timber Cladding (Light Oak)' approved for Units 4, 5 and 8; consequently the materials on the three units would not match. The 'Accoya Timber Cladding (Light Oak)' was approved under the discharge of condition application BE/15/20/DOC for its high quality appearance and durability.

Policy D SP1 of the Local Plan requires "all development proposals should be of good quality and demonstrate a high standard of design". Policy EMP DM2(f) of the Local Plan refers to a high standard of design and landscaping to maximise the 'gateway' location of the Salt Box site. Policy ES1 of the Bersted NP goes further by specifying that: "new development which would have an effect on the appearance or character of the surrounding area should be of a high quality design and should contribute to local character by creating a sense of place appropriate to its location". Consequently, it is considered that the NMA does not comply with Policies D SP1, D DM1 and EMP DM2(f) of the Local Plan, Policy ES1 and Policy ES5 of the Bersted NP as it would result in the supermarket on Unit 8 having cladding that does not match the drive-thru buildings in Units 4 and 5.

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