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David Easton
Principal Planning Officer
Planning Services
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Littlehampton
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BY PLANNING PORTAL

28189/A3/JS

14 June 2018

Dear Mr Easton,

**RE: NON-MATERIAL AMENDMENT APPLICATION TO APPROVAL REF:
BE/113/17/RES FOR THE REPLACEMENT OF THE SUBSTATION WITH A GARAGE
AND ASSOCIATED AMENDMENTS TO LANDSCAPING**

On behalf of our client, Linden Homes South, I am pleased to enclose a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990 (as amended) for amendments to the scheme approved under application reference BE/113/17/RES at the site Land west of New Barn Lane, North Bersted.

The proposed amendments are shown on the accompanying plans, and consist of:

- Replacement of the substation adjacent to Plot 9 with a double garage to serve Plot 9
- Removal of hardstanding parking spaces to the side of Plot 9 and re-landscaping.

Please refer to the Application Form for details of plans to be substituted under this application, and the replacement plan numbers. It is envisaged that the amended plans will replace the relevant approved drawings as listed under condition 1 of the planning permission. All other drawings listed under condition 1 are unaffected by the proposed amendments and are to remain approved drawings.

National Guidance sets out that there is no statutory definition of 'non-material', as it is "dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another". The Town and Country Planning Act 1990 requires that the "Local Planning Authority must have regard to the effect of the change ... on the planning permission previously granted".

In terms of this scheme, we consider that the replacement of the substation with a garage



would not have a material effect on the permission or the surrounding amenities, given that the garage would be the same design as those permitted within the Reserved Matters scheme and it would replace a consented building on the site. Whilst the garage would be slightly larger than the substation, the permission was granted for 90 homes and we consider that the replacement of a substation with a garage would not result in a material change to the permission previously granted. Furthermore, the buildings on site have not yet been constructed and therefore there would be no material impact on existing buildings on site, nor the surrounding area.

My client, Linden Homes have commenced on site already and are keen to build the scheme out and contribute to the Council's housing completions. The reasoning for the proposed amendment is due to this being an optimum location for a sales suite, and that it has come to light that there is no requirement for a substation on this site due to sufficient capacity being available in the network.

Overall, when considered within its context and against the permission granted, the amendments proposed would constitute a non-material amendment to the scheme. Please find enclosed, together with the amended plans, a copy of email correspondence between myself and the Council, confirming the proposed amendments would be non-material and can be dealt with under the non-material amendment procedure. Therefore, I respectfully request that the Council approve this application without delay.

A fee of £234 has been submitted separately by the client via cheque, under the portal reference PP-07028026. I trust that the information enclosed is sufficient to enable you to validate the application and look forward to receiving your confirmation of this in due course.

Yours sincerely,



Jen Samuelson
Senior Planner