

Mr Arfon Hughes
29 Old Field Road
Pencoed
Bridgend
CF35 5LJ

Date: 9th October 2026

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: BE/72/26/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/135/18/PL relating to an amendment to part of the description of the development to refer to the uses in Class B 'Hybrid application comprising of Outline application for the principle of employment uses (Classes B1 and/or B2 and/or B8).'

Land at Saltbox, 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. 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;
- require amendment to a planning obligation.

This application seeks a Non-Material Amendment to provide clarification on the description of development for the original planning approval under reference BE/135/18/PL, which makes reference to "B1-B8". The supporting information submitted with the application explains that this wording was intended to cover all B Class employment uses in existence at the time the permission was granted, namely Classes B1, B2 and B8. It further explains that the site is allocated for a mix of B1, B2 and B8 uses and that the term "B1-B8" has historically been used

in planning practice and development plan policy as a shorthand reference to the range of B Class employment uses. The submitted information also confirms that no condition attached to the planning permission restricts the approved development so as to exclude Class B2 uses.

The description of development approved under BE/135/18/PL was:

"Hybrid application comprising of outline application for the principle of employment uses B1-B8. Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 8), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 9) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way."

It is proposed to amend the description of development for the outline element to read:

"Hybrid application comprising of Outline application for the principle of employment uses (Classes B1 and/or B2 and/or B8)..."

The proposed amendment would not alter the scale, layout, appearance or nature of the approved development, nor would it increase the intensity of development or give rise to any additional impacts upon neighbouring amenity or infrastructure requirements. The amendment does not introduce any new form of development and instead seeks to make express, through revised wording, the employment use classes that were intended to be authorised by the outline component of the planning permission. As such, the amendment is considered to provide clarification rather than result in any substantive change to the development approved under planning permission BE/135/18/PL.

Having regard to the nature of the amendment proposed, it is considered that the change would not materially alter the development permitted and therefore constitutes a non-material amendment which can appropriately be dealt with under Section 96A of the Town and Country Planning Act 1990.

The proposed amendment is therefore considered to be non-material and, as such, the description of development under reference BE/135/18/PL is amended to read:

"Hybrid application comprising of Outline application for the principle of employment uses (Classes B1 and/or B2 and/or B8). Full application for Class B8 warehouse with fuel island & car parking (Unit 2), 2 No. Class B1/B8 employment units with associated parking & servicing (Units 6 & 7), Class A1 retail food store with car parking & servicing (Unit 8), 2 No. drive thru units with car parking & servicing (Units 4 & 5), car showroom, workshops (Including MOT testing), vehicle storage, external display areas, service areas & parking (Unit 9) together with access roads, associated ground & engineering works, landscaping & ancillary works. This application affects the character & appearance of the Shripney Conservation Area & a Public Right of Way."

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