

Mountford Pigott LLP
Ocean House
50 Kingston Road
New Malden
KT3 3LZ

Date: 29th July 2021

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: BE/98/21/NMA

Dear Mr Whitwell,

**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 adjustment of bell mouth access to the unit 3 plot and associated planting. The new planted bund to north of unit 3 plot within village buffer to provide screening of unit 3 building.

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

I refer to your recent application for a Non Material Minor Amendment. I note that you propose to make alterations to the bell mouth access to Unit 3 and to construct a landscaped bund along the northern side of Unit 3 which would provide screening to this Unit.

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 breach adopted planning policy, conflict with any conditions of the original permission, result in changes to the external details that would materially alter the appearance of the building or be such that consultation/publicity is required.

The reason that this proposal has not been accepted as a Non-Material Amendment is because the landscaped bund along the northern side of Unit 3 is not non-material. No details have been submitted of the volume of material that is needed to create the bund or how high it is, or any details of the tree and shrub planting. It is our view that the change is material and it constitutes an amendment that could have a material impact on neighbouring residents and would warrant re-consultation either of neighbours, council departments or statutory bodies. Therefore, it cannot be considered under section 96A of the Town and Country Planning Act 1990.

From the information submitted, I am not prepared to take the proposed landscaped bund along the northern side of Unit 3 as a Non-Material Minor Amendment to planning permission (BE/135/18/PL) at Salt Box.

Notwithstanding this, the proposed alteration to the bell mouth access to Unit 3 would constitute a Minor Non-Material Amendment to planning permission (BE/135/18/PL) at Salt Box, Shripney Road, Bersted as it constitutes an amendment that does not have a material impact on neighbouring residents and would not warrant re-consultation either of neighbours, council departments or statutory bodies; but a separate Section 96A application would be required to be submitted for approval.

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