

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LP

16th November 2021

Dear Sir/Madam,

Land at Angels Nursery, Yapton Road, Barnham
Application for Non-Material Amendment

Please accept this letter and enclosures as an application for a Non-Material amendment under the Town and Country Planning Act 1990, Section 96A relating to the pedestrian access from Angels Nursery to Murrells Field on the western site boundary, approved under condition 1 of consent BN/84/20/PL at Land at Angels Nursery, Yapton Road, Barnham.

The approved site layout (P19-0723_10 Rev. Q) listed within condition 1 of the decision notice shows a pedestrian link to the Barnham Community Hall. The approved link is accessed directly off the private drive to the south of plot 85 and comes out to the north-eastern side of the garage at the community hall.

Following consultation with the Parish, it has been agreed that the pedestrian access should come out to the rear (south-west) of the garage to ensure that the Parish can create an appropriate connection within Murrells Field. The amended site layout (P19-0723_10 Rev. S) included within this application therefore seeks to relocate the pedestrian access on the western site boundary by a total of 7m to the south-west to ensure appropriate access on the Parish side of the site boundary.

The relocation of the access results in a short path to the rear of the garage serving plot 84. Due to the use and nature of the path, it will have no effect on the amenity of plot 84. The path is also overlooked by plot 85, providing natural surveillance over the area.

The proposed amendment to the pedestrian access from Angels Nursery to the community hall is considered to be non material, meeting the requirements of the Town and Country Planning Act 1990, Section 96A and it is therefore requested that the this material amendment is granted.

I trust that the information included within this letter is sufficient for the validation and approval of this application, however please do not hesitate to get in contact if you require any further information.

Yours faithfully,

Tilly Whishaw MRTPI
Planning Manager