

03 June 2021
Submitted via Planning Portal

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sir/Madam,

RE: LAND AT LINESIDE INDUSTRIAL ESTATE NORTHWEST OF UNIT 26, ELDON WAY,
LITTLEHAMPTON

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION LU/275/19/PL

On behalf of Legal and General Investment Assurance (Pension Management) Limited, please find enclosed a non-material amendment application made under Section 96A of the Town and Country Planning Act 1990 (as amended), to extant permission LU/265/19/PL, which was granted planning permission on 21st November 2019 for the following development:

Variation of conditions imposed on planning application LU/331/17/PL relating to condition no. 2 - Plans - Amendment to internal layout, car parking layout, loading bay doors, external canopies & height of eaves at gable ends. _

That application sought to vary Condition 2 of permission LU/311/17/PL which was granted planning permission on 24th July 2018 for the following development:

Erection of 4 no. employment units for flexible use within use classes B1c/B2/B8 with associated areas for car parking, service yards & landscaping. This application is a Departure from the Development Plan. _

This application seeks to change a small area of hardstanding in the western part of the site to soft landscaping to align with the approved drainage strategy. This is presented in the updated Proposed Site Plan 19005-TP-002 Rev B which is intended to supersede the approved drawing 19005-TP-002 Rev A. Very minor changes are also proposed to the position of the downpipe so that it can be correctly integrated with the cladding that has been used. This is shown in the updated Elevations drawing 19005-TP-004 Rev A which is intended to supersede the approved drawing 19005-TP-004.

As you will be aware, Section 96A enables local planning authorities to make a change to any planning permission relating to land in their jurisdiction where they are satisfied that the change is not material.

2 Charlotte Place,
Southampton,
SO14 0TB

Applications under Section 96A can be made by any person with an interest in the land to which the planning permission relates. Specifically the act states that:

‘A local authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes under this section, on the planning permission as originally granted.

- ¿ The power conferred by subsection (1) includes power –
- ¿ To impose new conditions;
- ¿ To remove or alter conditionsŒ .

The Planning Practice Guidance issued by the Department of Communities and Local Government on 6th March 2014 makes it clear that the Section 96A procedure is appropriate for dealing with non-material amendments to planning conditions. In this respect we believe that the amendments requested in this application are not material and can be appropriately dealt with via this process. The amendments are not considered material as they do not alter in any way the nature, form or extent of the development proposed.

In addition, the relevant application form is enclosed with this application.

All of the documents enclosed with this application have been submitted via the Planning Portal under the reference PP- 09905738. The required application fee of £ 234.00 has been paid via the Planning Portal.

We trust that there is sufficient information for both the validation and determination of this application within the 28 day determination period, however if you require any further information please do not hesitate to contact me. In the meantime we look forward to receiving confirmation that this application has been validated.

Yours sincerely



James Cording
Senior Planner

