

Persimmon Homes
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Date: 21st September 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: LU/205/26/NMA

Dear Mr Brown,

**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 LU/206/21/RES relating to relocation of northern footpath, changes to landscaping and boundary treatments.

Phase 5 Hampton Park Toddington Lane Littlehampton BN17 7PL

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, and;
- require amendment to a planning obligation.

This application is seeking a Non-Material Amendment for the following changes to LU/206/21/RES:

- Relocation of the northern footpath adjacent to the Black Ditch (including relocation of part of Public Footpath 3096);
- Reposition the Local Area of Play (LAP);
- Extension to the application red line boundary (within ownership of the developer);
- Replacement of selected low brick walls and piers with metal railings or soft landscaping at Flat Blocks AC-1 and Plots 220, 242, 243 and 244;
- Relocation of a limited number of trees to accommodate requirements of the Section 104

agreement;

- Replacement of limited areas of block paving with tarmac;
- Changes to hard and soft landscape details for plots 2, 248 and 191-201;
- Replacement of cycle/footpath to side of plots 152-162 with tarmac;
- Reinforcement of development platform with cycle / footpath at base.

This application cannot be accepted as a Non-Material Amendment. The proposed revision to the red line boundary would materially alter the extent of the approved application site by incorporating land beyond that which formed part of the Reserved Matters (LU/206/21/RES). Additionally, in reviewing the proposed amendments against the existing approved plans under the RM, and the details approved for Condition 10 under LU/47/11/ (LU/135/24/DOC), there are found to be fundamental discrepancies between the drainage scheme that has been approved for Phase 5, and that which is proposed under this NMA (as shown in the Section 104 Agreement Plan 21044_100S104_O). The proposed changes are deemed to be material, and are considered inappropriate for approval under this form of application. This is due to the unknown implications arising from the relocation of the footpath and the changes to the drainage scheme, and whether this results in significant impact to the drainage infrastructure for Phase 5. These changes therefore require consultation with the ADC Drainage Engineer to determine whether the amended scheme is acceptable, and would allow the site to drain sustainably without increasing flood risk.

For these reasons, the proposed changes are considered material and require consultation. They therefore fall outside the scope of a Non-Material Amendment and must be refused.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning