

Drew SMith Ltd
Drew Smith House
Mill Court
The Sawmills
SO32 2EJ

Date: 24th March 2022

Please ask for: Mr S Davis

Tel: 01903 737874

Your Ref:

Our Ref: P/40/22/NMA

Dear Mr O'Shea,

**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 grant of P/70/19/RES to change some brick types on the Materials Schedule to some of the dwelling plots (Plots 51-52, 86-87 and 88-89) and replace rooflights to some plots to dormer windows (Plots 51-52, 86-87 and 88-89).

Land To The West Of Pagham Road Pagham PO21 4NG

I refer to your recent application for a Non Material Minor Amendment. I note that you propose to:

- use Ibstock Thakeham Red Multi Stock to some of the plots;
- use Vandersanden Sundridge Handmade Stock instead to some of the plots;
- replace roof lights on the fronts of the Hickstead house type (plots 51-52 & 86-89 only) with small dormers to match those already on the front and rear elevations.

These changes are described in the submitted "Materials Schedule" Rev G (01/02/22) and on the following drawings:

Hickstead - Plots 88-89 - Ground Floor and First Floor Plans Dwg No 1177-WD-314 Rev D;
Hickstead - Plot 88-89 - Foundations and Roof Plans Dwg No 1177-WD-313 Rev C;
Hickstead - Plots 86-87 - Ground and First Floor Plans Dwg N 1177-WD-312 Rev D;
Hickstead - Plot 86-87 - Foundations and Roof Plan Dwg No 1177-WD-311 Rev C;
Hickstead - Plot 51-52 - Ground and First Floor Plan Dwg No 1177-WD-262 Rev D;
Hickstead - Plot 88-89 - Elevations Dwg No 1177-WD-463 Rev F;
Hickstead - Plot 51-52 - Ground and First Floor Plans Dwg No 1177-WD-261 Rev C;
Hickstead - Plot 86-87 - Elevations Dwg No 1177-WD-461 Rev F;

Hickstead - Plot 51-52 - Elevations Dwg No 1177-WD-411 Rev E; and
Proposed Site Plan 90 Unit Scheme - Dwg No 1177-PD-100 Rev P10.

Non-material amendments are changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot result in a change to the description of the application, 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 require new consultation/publicity. They also cannot result in an increase in the height of the building of more than 0.3m, an increase in width/length of more than 1.0m and they cannot move the building more than 1m in any direction.

The proposed changes will not materially alter the appearance of the development approved by the planning permission, do not conflict with any conditions of the permission and do not breach any planning policy. There is also no significant increase in building dimension and no height increase. The changes can therefore be considered as an NMA under section 96A of the Town and Country Planning Act 1990.

Please note that the above referenced plans and document replace the corresponding items previously approved by P/70/19/RES (as amended by previous NMA's).

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