



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

14 January 2026

Dear Sir/Madam,

**Land north of Sefter Road and 80 Rose Green Road, Pagham
S96A application seeking minor changes canopies at plots 206 and 222**

Taylor Wimpey Southern Counties submit an application for a non-material amendment ('NMA') to the reserved matters approval (ref. P/49/21/RES) at land north of Sefter Road and 80 Rose Green Road. This application is submitted under Section 96A of the Town and Country Planning Act 1990 and seeks to change canopies at plot 206 and plot 222.

Background

In October 2019, outline planning permission was granted under reference P/134/16/OUT for the development of up to 280 dwellings (including affordable homes), public open space, landscaping, land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home.

In October 2021, a reserved matters application was approved under reference P/49/21/RES for the following development:

"Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks".

Since the reserved matters consent there have been a number of NMA applications submitted and approved.

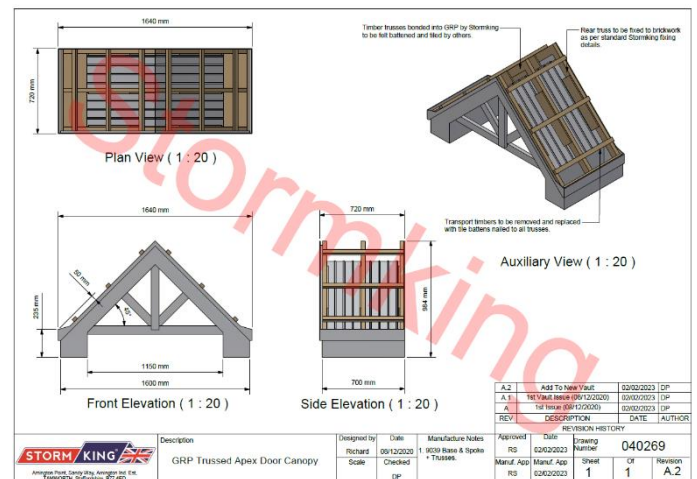
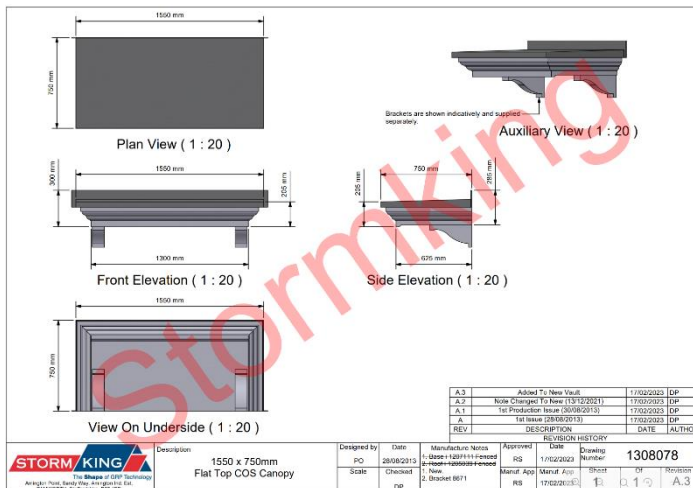
Proposed Development

This NMA application proposes changing the canopies to plots 93 and 94.

The approved scheme shows flat top style canopies on plots 93 and 94. We are now proposing to change these to apex style canopies.

Approved (ref. P/49/21/RES):

Proposed:



Non-material amendment policy overview

As you are aware, Section 96A of the Town and Country Planning Act 1990 enables local planning authorities in England to make a change to any planning permission relating to land in their jurisdiction where they are satisfied that the change is not material. Applications under Section 96A can be made by any person with an interest in the land to which 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.”

No definition of what constitutes a non-material change is provided in the legislation nor in the National Planning Practice Guidance, instead it states: *“There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.”*

It is up to the Council, and their discretion, to confirm whether they consider NMA applications to be non-material or not. In this case, the changes proposed from the consented reserved matters scheme are considered to be minor and do not materially change or alter the scheme from what was previously approved. The key parameters established by the approved Outline and Reserved Matters planning permissions are fully respected within this proposal and remain as originally approved.

Information submitted

This application has been submitted via the Planning Portal under reference PP-14821699. The submission comprises the following:

- This covering letter
- Application Form
- Apex Canopy 040269

A bank payment for the sum of £383 has been paid to the Planning Portal.

I trust that the revised plans and additional information is satisfactory for the consideration of this application. If any further information is needed, please do not hesitate to contact me. In the meantime, I look forward to receiving confirmation that this application has been validated.

Yours sincerely,



Vimbai Sibanda | Assistant Land & Planning Manager

