

Mr R Flashman
Thakeham Partnerships Ltd
Thakeham House
Stane Street
Billingshurst
RH15 9GN

Date: 27th July 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: Y/45/26/NMA

Dear Mr Flashman,

**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 Y/91/17/OUT relating to additional footpath.
Land at Bilsham Road BN18 0JB

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 addition of a footpath connection on the northeast edge of the site to link the development to the existing residential area of Cobham Close. This is following a request from the Local Planning Authority to allow connectivity to an existing path. The inclusion of this footpath results only in a minor change to the site layout, replacing some planting with surface material to allow accessibility to the existing path. This surfacing will match the other footpaths on site.

The addition as set out above is acceptable. The proposed drawing revisions have been compared to the approved drawings and is clearly a minor alteration that does not conflict with

the above guidance or adversely affect the quality of the development as a whole. The change will not result in material alteration to the appearance of the site, nor adversely impact the amenity of nearby or future occupiers. The change can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The following plans are therefore accepted as a non-material amendment:

- Proposed Site Layout (Full Site) - P201 Rev K
- Surface Material Layout - P205 Rev D

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