9th October 2026

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Dear Nicola,

WOODFORDS, SHIPLEY ROAD, SOUTHWATER, HORSHAM, WEST SUSSEX, RH13 9BQ

APPLICATION UNDER S96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. DC/25/1658, DATED 15TH MAY 2026.

On behalf of our client, Bellway Homes Limited (the Applicant), please find enclosed an application under Section 96a of the Town and Country Planning Act (1990) (As Amended). This application seeks to make a non-material amendment to an approved plan under Condition No. 1 of Reserved Matters Planning Permission (RM) ref: DC/25/1658 which was for:

> *Reserved matters application for the erection of up to 73no. dwellings, open space and child play provision, residential parking facilities and associated infrastructure, including access arrangements following outline application DC/21/2180, relating to layout, scale, appearance and landscaping.*

Non-Material Amendments to Site Layout

Under the RM permission, a suite of layout plans are referenced under Condition No.1. Since RM permission has been granted, the Applicant has commenced engineering work to the approved planning layout in advance of commencement operations on Site. It is through this interrogation of the approved layout with engineering consultants, that minor amendments to the approved layout have been identified and these are set out below.

The following changes to the approved layout plans are minor amendments and do not materially alter the consented development; the number of dwellings remain the same, with no difference to the layout or infrastructure. They therefore amount to non-material amendments under Section 96A of the Town and Country Planning Act 1990.

The non-material amendments made to the approved layout plans are as follows:

- pumping station relocation – picked up in our discharge of condition 2 application and necessitated by tree protection requirements and advice from HDC's arboricultural officer. The pumping station was

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moved eastwards to avoid the existing RPAs (specifically Tree 31) and the rising main was moved further into the road to reduce impacts on tree roots.

- The substation has been relocated.
- changes to the design of both attenuation basin. The basin in the northeast corner of the site has been amended to accommodate the relocation of the pumping station. Neither basin compromises the capacity of either basin and both are in accordance with the approved drainage strategy.
- amendments have been made to plots 61 and 62 (now SHR12 & 13) to satisfy the fire strategy, including the addition of a door to each dwelling.
- the addition of landscaping in the parking court next to plot 56 given that this turning head is no longer required, and to provide additional landscaping to 'soften' this location.
- The position of the LAP has been relocated to sit between the Substation and Plot 73.
- A Side gate has been removed to plot 48 and 73.
- All the rear bin locations are now shown on the updated layout.
- Refuse Collection Point added for Plots 34 and 35.
- Addition of a species rich native hedgerow to the south of pumping station (as requested under application no. DISC/26/0167, condition 3 of the RM)
- Additional 2 car parking spaces added to plot 32
- Gradient footpath removed in various areas of the site, as shown on the Presentation Planning Layout 102108-BEL-SL-01 Rev G.
- Stepped access to front of plots 24 and 25 removed.
- Steps removed for plots 46, 50 and plot 11 & 12.

Amendment to Condition 1

The wording of condition 1 for planning permission DC/25/1658 would therefore need to be revised in order to refer to the new plans.

The current plans to be removed from condition 1 would be;

- Presentation Planning Layout 102108-BEL-SL-01 E
- Supporting Planning Layout 102108-BEL-SL-02 F
- Tenure Layout 102108-BEL-SL-04 E
- Unit Types Layout 102108-BEL-SL-05 E
- Proposed Material Distribution 102108-BEL-SL-07 F
- Storey Heights Layout 102108-BEL-SL-03 E

The revised plans to be added to condition 1 would therefore be;

- Presentation Planning Layout 102108-BEL-SL-01 G
- Supporting Planning Layout 102108-BEL-SL-02 H
- Storey Heights Layout 102108-BEL-SL-03 G
- Tenure Layout 102108-BEL-SL-04 G
- Unit Types Layout 102108-BEL-SL-05 G
- Proposed Material Distribution 102108-BEL-SL-07 H

If necessary, the Applicant would be willing to discuss the proposed amendments and suggested revised wording in detail with officers.

Summary

Within the guidance set out in the Government's Planning Practice Guidance, no statutory definition of what constitutes a 'non-material amendment' is given. Instead, the Guidance states that the nature of the amendment(s) will depend on the context of the overall scheme, as an amendment that is non-material in one

context may be material in another. The proposals solely relate to technical changes to the approved drawings and fall within the remit of a non-material amendment application.

We trust that the proposed amendment is acceptable and can be dealt with via a S96 (A) 'non-material amendment' application. If you have any queries or would like to discuss in more detail regarding this application, please do not hesitate to contact myself or my colleague Rob Steele (rsteele@savills.com).

Yours sincerely,

James Greene MRTPI
Senior Planner