28 October 2026

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Dear Nicola,

APPLICATION UNDER S96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) FOR NON-MATERIAL AMENDMENT TO A PLANNING REF. DC/23/0406, APPROVED ON 10th AUGUST 2026

Planning Portal Reference: PP-15330059

On behalf of Bellway Homes Limited, I enclose a non-material amendment (NMA) application in respect of the Land to The West of Ashington C of E School Park Lane, Ashington, West Sussex ("the Site") under Section 96a of the Town and Country Planning Act (1990) (NMA) to planning permission Ref DC/23/0406, approved on the 10th August 2026.

The approved description of development is as follows;

Demolition of existing buildings and erection of 152 dwellings, all-weather sport pitch, sports pavilion and allotments; with associated access, landscaping, open space and infrastructure

Following the granting of planning permission, it was identified that demolition of the existing barns is required at an early stage to facilitate the necessary site investigations and other preparatory works to inform the discharge of a number of pre-commencement conditions. As demolition constitutes lawful development under Section 55 TCPA 1990, such works are currently prevented from taking place until the relevant pre-commencement conditions have been discharged. This creates a constraint on the timely implementation of the permission and the submission of relevant

The proposed amendment is limited to some of the pre-commencement condition triggers and does not alter the nature, scale, design or impacts of the approved development. It would allow the approved demolition works to be carried out in advance of the discharge of certain pre-commencement conditions, whilst ensuring that all substantive construction works remain subject to the necessary approvals. The Applicant considers that the purpose and effectiveness of the conditions would remain unchanged.

An application fee has been paid on the planning portal to cover the requisite fee.

Proposed Amendments

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Amendments to the wording of Conditions 3, 4, 6, 7, 9 and 12 are proposed under this S96a Application. The changes to the condition wording relate solely to the condition triggers and seek to allow the demolition of the existing buildings to take place prior to the discharge of the relevant pre-commencement conditions.

The demolition of the existing buildings forms part of the approved development and has already been assessed through the grant of planning permission. The proposed amendments would allow these approved demolition works to proceed before the relevant conditions are discharged, while ensuring the conditions continue to apply before any substantive construction works commence. The table below sets out the existing and proposed condition wording, with the amendments shown in **bold**.

Condition	Current Wording	Updated Wording
3	*The development hereby approved shall not commence until a detailed Phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details (unless superseded by a subsequent strategy approved in writing by the Local Planning Authority). The strategy shall include the phasing of open space and infrastructure (including all roads, pedestrian and cycle routes and the protected Forest School route) and illustrate how these would be delivered in conjunction with the development zones.*	*The development hereby approved shall not commence **(other than demolition)** until a detailed Phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details (unless superseded by a subsequent strategy approved in writing by the Local Planning Authority). The strategy shall include the phasing of open space and infrastructure (including all roads, pedestrian and cycle routes and the protected Forest School route) and illustrate how these would be delivered in conjunction with the development zones.*
4	*1.No development or preliminary groundworks can commence until a programme of geophysical survey and archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority prior to reserved matters applications being submitted.* *2.A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority for approval following the completion of this work.* *3.No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment advisors.*	*1. No development **(other than demolition)** or preliminary groundworks can commence until a programme of geophysical survey and archaeological trial trenching has been secured and undertaken in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority prior to reserved matters applications being submitted.* *2. A mitigation strategy detailing the excavation/preservation strategy shall be submitted to the local planning authority for approval following the completion of this work.* *3. No development **(other than demolition)** or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation strategy, and which has been signed off by the local planning authority through its historic environment*

	4.The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.	*advisors.* *4.The applicant will submit to the local planning authority a post-excavation assessment (to be submitted within three months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post-excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.*
6	*The development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following;* *a. Risk assessment of potentially damaging construction activities.* *b. Identification of "biodiversity protection zones".* *c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).* *d. The location and timing of sensitive works to avoid harm to biodiversity features.* *e. Containment, control and removal of any Invasive non-native species present on site in particular New Zealand Pygmyweed in Pond P1* *f. The times during construction when specialist ecologists need to be present on site to oversee works.* *g. Responsible persons and lines of communication.* *h. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.* *i. Use of protective fences, exclusion barriers and warning signs.* *The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority*	*The development hereby approved shall not commence **(other than demolition)** until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following;* *a. Risk assessment of potentially damaging construction activities.* *b. Identification of "biodiversity protection zones".* *c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).* *d. The location and timing of sensitive works to avoid harm to biodiversity features.* *e. Containment, control and removal of any Invasive non-native species present on site in particular New Zealand Pygmyweed in Pond P1* *f. The times during construction when specialist ecologists need to be present on site to oversee works.* *g. Responsible persons and lines of communication.* *h. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.* *i. Use of protective fences, exclusion barriers and warning signs.* *The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority*

7	*The development hereby approved shall not commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site has been submitted to and approved, in writing, by the local planning authority:* *a. A preliminary risk assessment which has identified:* • *all previous uses* • *potential contaminants associated with those uses* • *a conceptual model of the site indicating sources, pathways and receptors* • *Potentially unacceptable risks arising from contamination at the site.* *The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.* *a. An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.* *b. Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.* *c. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.* *The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.*	*The development hereby approved shall not commence **(other than demolition)** until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site has been submitted to and approved, in writing, by the local planning authority:* *a. A preliminary risk assessment which has identified:* • *all previous uses* • *potential contaminants associated with those uses* • *a conceptual model of the site indicating sources, pathways and receptors* • *Potentially unacceptable risks arising from contamination at the site.* *The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.* *a. An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.* *b. Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.* *c. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.* *The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.*
9	*The development hereby approved shall not commence until construction drawings of the sustainable surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement and Flood Risk Assessment by Ardent, 11/06/2024, revision D and Flood Risk Assessment -*	*The development hereby approved shall not commence **(other than demolition)** until construction drawings of the sustainable surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement and Flood Risk Assessment by Ardent, 11/06/2024,*

	Addendum by Ardent, revision B, 01/09/2025, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.	*revision D and Flood Risk Assessment - Addendum by Ardent, revision B, 01/09/2025, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.*
12	*The development hereby approved shall not commence until details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities (such as those required for street lights, utilities and EV charge points), and required ground excavations therefor, have been submitted to and approved, in writing, by the Local Planning Authority. These details shall coordinate with the tree protection measures and landscape scheme pursuant to conditions 10 and 19 respectively. All such underground services shall be installed in accordance with the approved details.*	*The development hereby approved shall not commence (**other than demolition)** until details of all underground trenching requirements for services, including the positions of soakaways, service ducts, foul, grey and storm water systems and all other underground service facilities (such as those required for street lights, utilities and EV charge points), and required ground excavations therefor, have been submitted to and approved, in writing, by the Local Planning Authority. These details shall coordinate with the tree protection measures and landscape scheme pursuant to conditions 10 and 19 respectively. All such underground services shall be installed in accordance with the approved details.*

The Applicant wishes to advise the Local Planning Authority that a discharge of conditions application has been submitted in relation to Condition 4 (Archaeology) under reference DISC/26/0348, which is currently under consideration. Furthermore, an application to discharge Condition 6 (CEMP (Biodiversity)) has also been submitted and is awaiting validation at the time of writing.

It is considered that this non-material change to conditions set out herein will have no impact on the approved planning permission and only enable the timely construction of this key development. The requirements of the condition remain the same.

I trust the above is clear, but if you have any queries in relation to this submission, please do not hesitate to contact me.

