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TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/26/1563

DESCRIPTION: NON MATERIAL AMENDMENT TO APPROVED PLANS UNDER
CONDITION 34 RELATING TO PLANNING REFERENCE
DM/24/0487 TO REFLECT THE LOCATION OF AN HV CABLE.

LOCATION: WOODFIELD HOUSE, ISAACS LANE, BURGESS HILL, WEST
SUSSEX

DECISION DATE: 8 JUL 2026

CASE OFFICER: JOSEPH SWIFT - JOSEPH.SWIFT@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 24 June 2026 for the following reason(s):

1. This application seeks to make several amendments to a development of 30 dwellings that was granted full planning permission under reference DM/24/0487, as site ground investigations have identified that the high voltage cable has been installed in the incorrect location.

As a result, the application is seeking to make the following changes:

- Realign road in front of plots 20-24 to ensure dwellings are outside of the cable easement.
- Reduction in garden sizes to accommodate realignment
- Garages to plots 20 to 23 have been removed
- Garage to Plot 26 has been removed
- Plot 26 changed from Philosopher to Bowyer house type.
- Plot 20 house type changed from Philosopher to Bowyer.
- Plots 21 and 22 house type changed from Milliner to Philosopher.
- Plots 23 and 24 changed from two detached dwellings (Philosopher and Tanner) to a pair of semi-detached Mason House types.

- Plot 30 house type changed from the Milliner to the Bowyer.
- Garage and parking added to northern side of plot 28
- Tree Protection Plan has been updated to reflect the changes.

The PPG advises that 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. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

While there are a number of changes, taking into account the scale of the development it is not considered that the proposed changes would make a material difference to the overall development. As such the proposed changes would not change the overall character of the development to any significant degree. Therefore the changes can be approved as a non-material amendment.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Tree Survey	2099-KC-XX-YTREE-TPP01	D	24.06.2026
Planning Layout	082106-BEL-SL-01	F	24.06.2026
Planning Layout	082106-BEL-SL-02	F	24.06.2026
Other	082106-BEL-SL-03	G	24.06.2026
Other	082106-BEL-SL-04	F	24.06.2000
Other	082106-BEL-SL-05	F	24.06.2026
Proposed Elevations	082106-GE-T03-E1	C	24.06.2026
Proposed Elevations	082106-GE-T03-E2	B	24.06.2026
Proposed Elevations	082106-GE-T04-E1	C	24.06.2026
Proposed Elevations	082106-GE-T04-E2	B	24.06.2026

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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