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

REFERENCE: DM/26/0338

**DESCRIPTION: NON MATERIAL AMENDMENT APPLICATION TO PLANNING
PERMISSION DM/20/1333 TO CHANGE TO THE POSITION OF
THE ACCESS PATH TO THE SOUTH TO ALLOW FIRE HOSE
DISTANCES TO BE COMPLIANT**

**LOCATION: LAND AT JUNCTION OF BLACKWELL FARM ROAD AND
HOLTYE ROAD, EAST GRINSTEAD, WEST SUSSEX,**

DECISION DATE: 10 MAR 2026

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **REFUSE to approve** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 9 February 2026 for the following reason(s):

1. This application seeks consent as a non-material amendment to a planning permission for 10 affordable dwellings with associated car parking, landscaping and creation of a new access. The amendment is to change the position of the access path to the south to allow fire hose distances to be compliant.

In detail, the originally approved access path ran diagonally to the south-west of Plot 1, and was bounded by the red-lined site area. The proposed access path will be sited slightly diagonally to the south of Plot 2, approximately 10m to the east, but outside the original red-lined site area. It would now be sited in a large gap between two trees, rather than beneath a tree.

The change would be clearly noticeable, being in a prominent position in view of the public realm, but it is fundamentally not possible to carry out works on land within a different red-lined site area. Therefore it is considered that this alteration cannot be

treated as a non-material revision to the original application, and accordingly the applicant will need to apply for planning permission in order to make this change.

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. If you wish to substitute these latest plans in place of the original consent, then a new planning application will be required.

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
Site Plan	1000	P07	09.02.2026



Ann Biggs
Assistant Director Planning and Sustainable Economy

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