

C/O Agent
Mr Mike Hay
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TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/25/2529

DESCRIPTION: NON MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/25/0305 - VARY THE WORDING OF CONDITION NO. 17 OF
PLANNING REFERENCE TO DM/25/0305 TO ALIGN WITH
PLANNING REFERENCE DM/25/2045.

LOCATION: LAND TO THE SOUTH OF KINGS WAY, BURGESS HILL, WEST
SUSSEX,

DECISION DATE: 9 OCT 2025

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 7 October 2025 for the following reason(s):

1. This application seeks consent for a non-material amendment to planning reference DM/25/0305, which gave consent for the Variation of conditions 1 and 16 of planning application DM/23/1548 - to amend the plans to allow minor amendments to the approved scheme.

However, Condition 17 currently states: 'The development shall be carried out in accordance with the fire hydrants or stored water supply details as approved under application DM/24/1177.

Reason: In the interests of amenity and in accordance with policy DP20 of the Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004.'

A separate discharge of conditions application was submitted and approved for the fire hydrant details under application DM/25/2045, therefore the proposal is seeking

an amendment to condition 17 to reflect the most recently approved details in relation to the fire hydrants. Therefore the condition would state:

'The development shall be carried out in accordance with the fire hydrants or stored water supply details as approved under application DM/25/2045.

Reason: In the interests of amenity and in accordance with policy DP20 of the Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004.'

The non-material amendment will not result in any changes to the proposal itself. On this basis, it is considered that this application can be treated as non-material revisions to the original application and a new planning application will therefore not be required.

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.



Ann Biggs
Assistant Director Planning and Sustainable Economy

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