

Vistry Homes Ltd
Mr Chris Barker
ECE Planning
64-68 Brighton Road
Worthing
BN11 2EN

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

REFERENCE: DM/25/0997

**DESCRIPTION: NON MATERIAL AMENDMENT RELATING TO DM/22/2699
SEEKING FOR CONSENT FOR MINOR CHANGES TO THE
REFUSE PLANS.**

**LOCATION: LAND TO THE SOUTH OF SCAMPS HILL, SCAYNES HILL ROAD,
LINDFIELD, WEST SUSSEX**

DECISION DATE: 7 MAY 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@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 11 April 2025 for the following reason(s):

1. This application seeks consent as a non-material amendment to application DM/22/2699 which gave permission for the variation of conditions 7 and 8 relating to Reserved Matters application DM/20/2763.

The application is for changes to the refuse strategy plans relating to flat blocks 11-20, 37-54 and 61-76 to change the collection of bins from the rear of the site in the flat blocks parking areas as approved in the S73 application. It is sought to revise this with refuse stores to the front of the flats on the roadside with a number of timber sheds to serve each flat to store the bins in.

The applicant has stated that the previous S73 application gained consent for the refuse to be picked up from the rear of the site in the flat blocks parking areas, but did not clearly show where the refuse storage areas would be located. It is therefore sought to regularise and clarify this, and proposes the refuse stores to the front of the site.

It is considered that the amendments proposed would be visually noticeable from the approved plans and would therefore be a material amendment to the approved scheme. Permission will therefore be required for this amendment.
For the above reason it is considered that this proposal cannot be treated as a non-material amendment to the previously approved planning application.

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
Other	22.1685.115	A	11.04.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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