

Attn. Steve Ashdown
Development Management
Mid Sussex District Council
Oaklands Rd
Haywards Heath
RH16 1SS

11 April 2025
Ref: RH/Let/P1956

Dear Mr Ashdown,

Non-Material Amendment application under Section 96a for the proposed amendment to the refuse strategy plans approved under reference DM/22/2699 (*Variation of conditions 7 and 8 relating to reserved matters application DM/20/2763. (Amended plans received on 2nd February 2023 showing further changes to the appearance of the dwellings)*) at Land to the South of Scamps Hill, Scaynes Hill Road, Lindfield, West Sussex.

We are contacting you on behalf of our client, **Vistry Homes Limited**, seeking non-material amendment consent for minor changes to the refuse plans approved under reference DM/22/2699.

This application has been submitted online via the Planning Portal under reference **PP-13916570** and is supported by the following documents/drawings:

- Application Form
- Covering Letter
- Proposed Plan - 22.1685.115A - MASTERPLAN REFUSE STRATEGY

Proposed Amendments

This application seeks to regularise a discrepancy with the refuse strategy plans which has arisen following S73 consent under reference DM/22/2699, and relating to the Flat Blocks 11-20, 37-54 and 61-76.

The Reserved Matters application approved under reference DM/20/2763 received consent for the bin stores for the Flat Blocks to be located at the front of the buildings, on the roadside. An example of this can be seen below.

Managing Director
Chris Barker MATP MRTPI
Directors
Huw James MRTPI
Sam Sykes MRTPI
Adam King RIBA
Adam Staniforth FCCA

ECE Planning Limited
Registered in England
No 7644833
VAT No 122 2391 54
Registered Office:
Amelia House
Crescent Road, Worthing
BN11 1QR



Figure 1 - Approved Reserved Matters Landscape Masterplan

The S73 application (reference DM/22/2699) gained consent for the refuse to be picked up from the rear of the site in the Flat Blocks parking areas, as illustrated in the screen shot below. The S73 application did not clearly show where the refuse storage areas would be located.

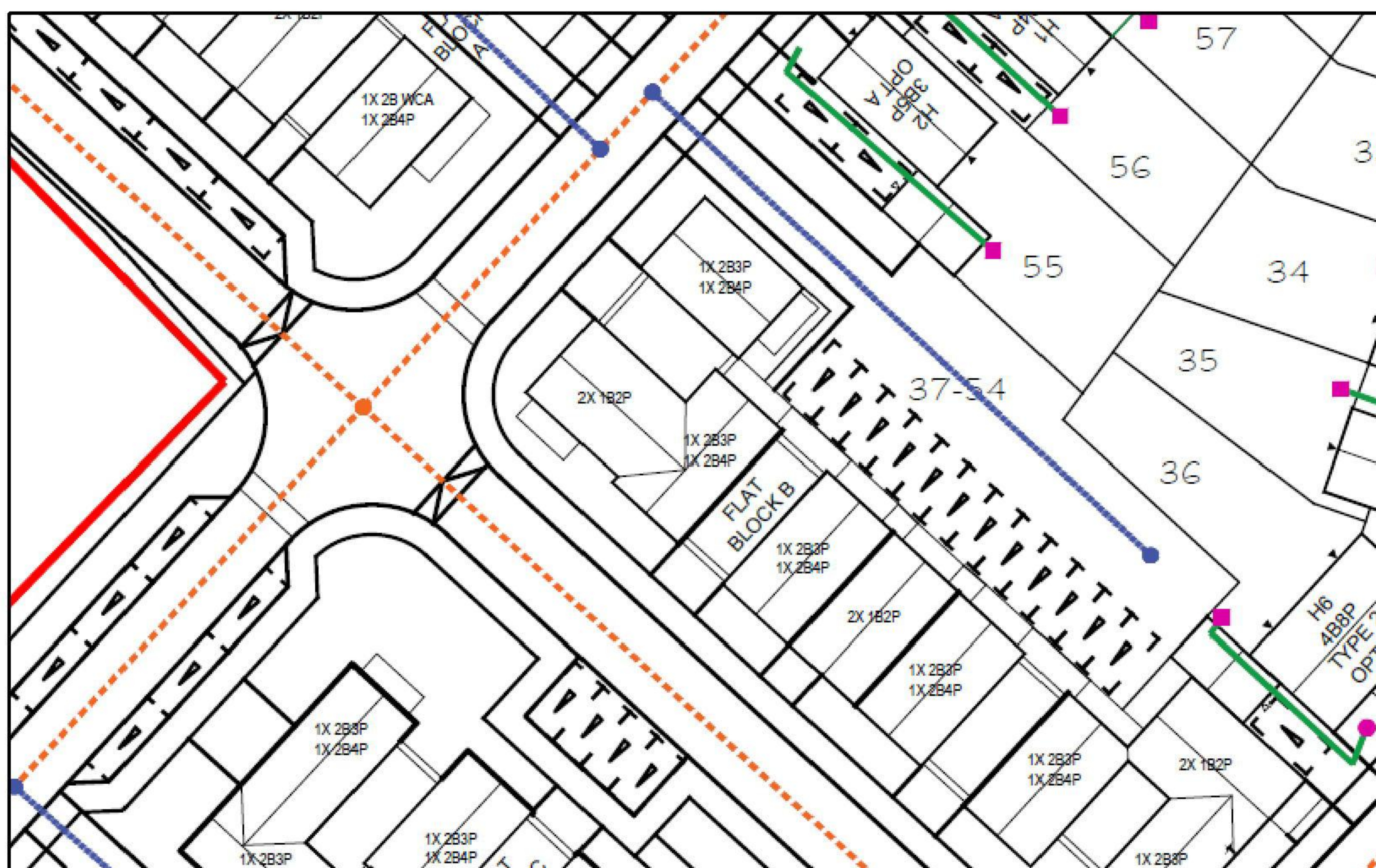


Figure 2 - Approved S73 Application Refuse Plan

This non-material minor amendments application therefore seeks to regularise and clarify this, and seeks to propose the refuse stores to the front of the site, on the roadside as illustrated in the snippet below (please refer to the Proposed Plan in full).



Figure 3 - Proposed Refuse Plan

The refuse stores would comprise timber sheds and a similar specification of the stores can be seen in the below link and image.

[Garden Storage | 1.34m x 1.2m Large Wooden Outdoor Garden Double Wheelie Bin Store Storage for 2 Bins | Samuel Alexander](#)



Figure 4 - Example of Proposed Bin Store

This application therefore seeks to amend the refuse plan to resolve this discrepancy between the applications, and clarify exactly where the refuse stores would be located and picked up from.

Substituted Documents

This application therefore seeks to amend Condition 9 (Approved Plans) to refer to the following plan as approved. For the avoidance of doubt, the proposed and approved plans to be amended are listed as below:

Approved Plans to be Superseded	Proposed Plans
22.1685.115 Proposed Masterplan Refuse Strategy Layout	22.1685.115A Proposed Masterplan Refuse Strategy Layout

Conclusion

To conclude, this application seeks approval for a Non Material Amendment to permission granted under application reference DM/22/2699. We trust that the proposed change is deemed a Non-Material Amendment and that this application is granted forthwith.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning

