

Mr Mark Hendy
Mr Mark Hendy
Charles Church Developments Ltd
Persimmon House
Knoll Road
Camberley
Surry
GU15 3TQ

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

REFERENCE: DM/25/1340

DESCRIPTION: NON MATERIAL AMENDMENT RELATING TO DM/22/3049 FOR THE SUBSTITUTION OF SHERWOOD HOUSE TYPE FOR THE APPROVED BARNWOOD AT PLOT 242; OMISSION OF FOUL PUMPING STATION AND ELECTRICAL SUB STATION (SOUTHERN PHASE); REVISIONS TO HANDING OF FLOORPLANS AND ELEVATIONS FOR PLOTS 195, 199, 202, 203, 204; REVISION TO MATERIALS PLAN FOR PLOTS 236 AND 237; MINOR RE-SITING OF GARAGE AND BOUNDARY OF PLOTS 190/191; REVISIONS TO DISABLED PARKING BAY NUMBERING FOR BLOCK F.

LOCATION: LAND EAST OF KEYMER ROAD AND SOUTH OF FOLDERS LANE, BURGESS HILL, WEST SUSSEX,

DECISION DATE: 9 JUN 2025

CASE OFFICER: STEVEN KING - STEVEN.KING@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 22 May 2025 for the following reason(s):

1. This application seeks approval for the following changes to a development of 260 dwellings that was approved under reference DM/22/3049:
 1. The substitution of Sherwood house type for the approved Barnwood at Plot 242
 2. Omission of foul pumping station and electrical sub station (southern phase)
 3. Revisions to handing of floorplans and elevations for Plots 195, 199, 202, 203, 204
 4. Revision to materials plan for Plots 236 and 237

5. Minor re-siting of garage and boundary of Plots 190/191; revisions to disabled parking bay numbering for Block F.

The Planning Practice Guidance (PPG) states '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.' (Paragraph: 002 Reference ID: 17a-002-20140306)

Given the scale of the overall development, it is not considered that the proposed changes set out above, which apply to the southern part of the site, will make a material difference to the character and appearance to the overall development. It is therefore considered that these changes can be approved as a non-material amendment.

With regards to the omission of the pumping station, it should be noted that this was shown on a drawing that has been approved as part of the discharge of planning condition 10 of planning permission DM/22/3049. This was drawing number 130 030 C that was approved on conditions discharge application DM/24/0535.

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
Proposed Floor Plans	P.242-SR.p	A	22.05.2025
Proposed Elevations	P.242-SR.e	C	22.05.2025
Proposed Elevations	P.242-SR.e	B	22.05.2025
Proposed Floor Plans	P.224-SR.p	B	22.05.2025
Proposed Floor Plans	P.224-SR.p	A	22.05.2025
Proposed Elevations	P.224-SR.e	A	22.05.2025
Proposed Floor Plans	P.223-SR.p	B	22.05.2025
Proposed Floor Plans	P.223-SR-1.e	B	22.05.2025
Proposed Elevations	P.223-SR-1.pe	A	22.05.2025
Proposed Floor Plans	P.202-SU.p	B	22.05.2025
Proposed Floor Plans	P.202-SU.p	A	22.05.2025
Proposed Elevations	P.202-SU.e	B	22.05.2025
Proposed Elevations	P.202-SU.e	A	22.05.2025
Proposed Floor Plans	P.199-SU.p	B	22.05.2025
Proposed Floor Plans	P.199-SU.p	A	22.05.2025
Proposed Elevations	P.199-SU.e	A	22.05.2025

Proposed Elevations	P.199-SU.e	A	22.05.2025
Existing Floor Plans	P.195-SU.p	B	22.05.2025
Proposed Floor and Elevations Plan	P.195-SU.p	A	22.05.2025
Proposed Elevations	P.195-SU.e	B	22.05.2025
Proposed Block Plan	P.195.SU.e	A	22.05.2025
Landscaping	CSA/6098/116	N	22.05.2025
Landscaping	CSA/6098/116	O	22.05.2025
Other	BDML.01	F	22.05.2025
Other	BDML.01	H	22.05.2025
Street Scene	03 CSE.03	C	22.05.2025
Street Scene	03 CSE.04	B	22.05.2025
Street Scene	03 CSE.04	D	22.05.2025
Site Plan	CSL01	J	22.05.2025
Site Plan	CSL01	E	22.05.2025
Parking Layout	PAL.01	D	22.05.2025
Parking Layout	PAL.01	G	22.05.2025
Other	RCL.01	C	22.05.2025
Other	RCL.01	E	22.05.2025
Site Plan	SL01	E	22.05.2025
Site Plan	SL01	J	22.05.2025
Other	TP.01	B	22.05.2025
Other	TP.01	E	22.05.2025
Street Scene	CSE.03	E	22.05.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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