

Joseph Swift
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Bellway Homes
Southern Counties
1st Floor, Regent House
1-3 Queensway, Redhill
Surrey, RH1 1QT

22/06/2026

Dear Joseph,

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Woodfield House, Isaacs Lane, Burgess Hill, RH14 8RA

Following pre-application discussions, we hereby submit a Section 96a Non-Material Amendment application seeking changes to the approved plans associated with planning permission ref. DM/24/0487.

Planning permission was granted on 11 December 2025 for the following development at the above address:

“Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking.”

Condition 34 of the consent relates to the approved plans, and this application seeks to amend those plans.

Since permission was granted, subsequent site ground investigations have identified that a High Voltage (HV) cable has been installed in the incorrect location. As a result, it is necessary to slightly realign the road in front of Plots 20–24 to ensure that these plots are positioned outside of the cable easement. Due to this relocation, these plots have shifted location and will have slightly reduced garden sizes and whilst they

will retain off-street parking, they will no longer benefit from garages in this location. It is noted that there is no policy requirement to provide garage parking.

To maintain the approved number of dwellings within the developable area, some market house types have been amended. This has resulted in the replacement of one four-bedroom dwelling with a three-bedroom dwelling, which remains a family-sized unit. There are no changes proposed to the affordable units which will remain as approved.

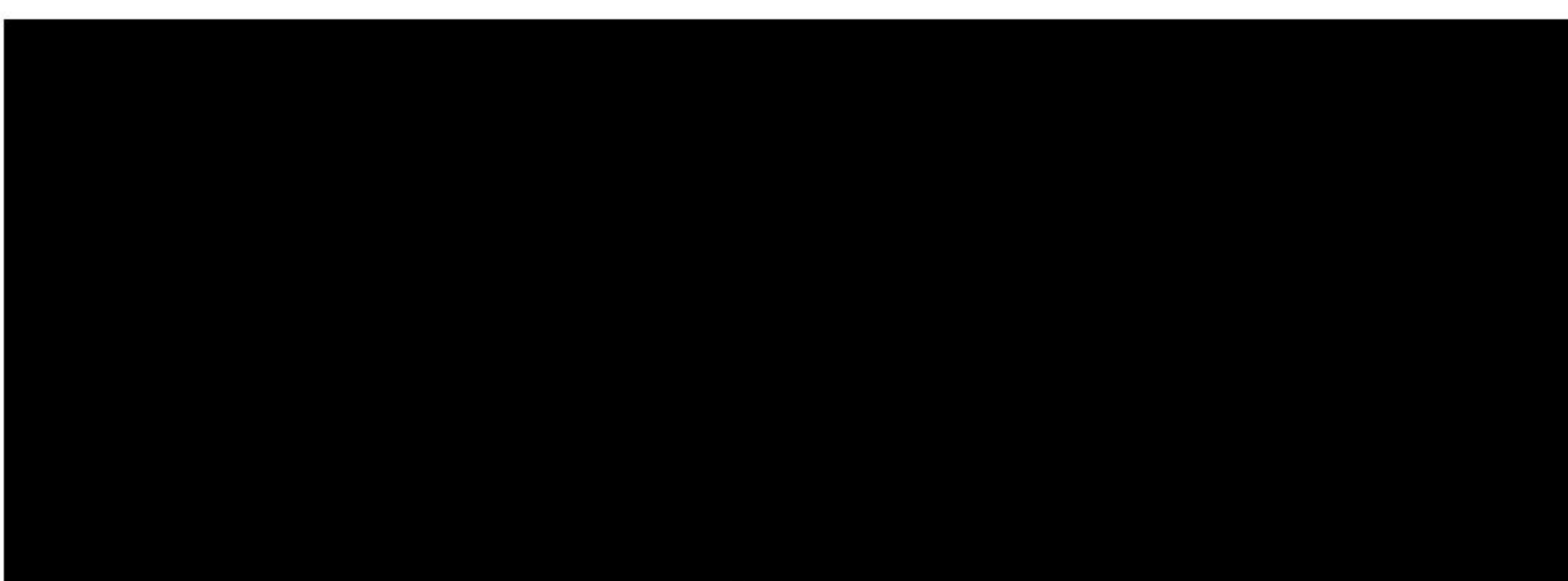
An updated Tree Survey and Impact Assessment and a Tree Protection Plan have been prepared to reflect the revised proposals. This sets out the revised application layout has been conceived in order to minimise tree loss, and assesses the relevant trees that will be lost as a result of the proposals.

In considering whether the proposed amendments are non-material, the National Planning Practice Guidance confirms that there is no statutory definition. However, the proposed changes are considered minor in nature, retaining the overall layout with only limited adjustments to the unit mix. The amendments do not result in any fundamental changes to the approved scheme and are therefore considered to be non-material. This approach has been agreed with officers during pre-application discussions.

The requisite fee of £400.00 has been paid via the Planning Portal.

We trust that the above is in order; however, should you require any further information, please do not hesitate to contact me.

Yours Sincerely,

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For an on behalf of Bellway Southern Counties