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Stane Street
Billingshurst
RH14 9GN

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

REFERENCE: DM/26/0032

**DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/23/1356 -
TO ADD THE RELEVANT DRAWINGS APPROVED UNDER
DM/21/3361 TO THE APPROVED PLANS CONDITION
(CONDITION 3), INCLUSIVE OF THE RELEVANT MINOR AMENDS
REQUIRED.**

**LOCATION: LAND EAST OF BRIGHTON ROAD, PEASE POTTAGE, WEST
SUSSEX,**

DECISION DATE: 20 JAN 2026

**CASE OFFICER: STEPHEN ASHDOWN -
STEVE.ASHDOWN@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 6 January 2026 for the following reason(s):

1. The proposal seeks to add the approved landscaping drawings to the planning permission, with an amendment to the location of the planting in relation to small play area in phase 5. Given the context of the wider scheme and the fact that the relocated planting will not alter the character and appearance of the scheme, as original approved, it is considered that the proposal can be considered as a non-material amendment to the planning permission.

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
Landscaping	THA23338-11		06.01.2026
	1 of 5		
Landscaping	THA23338-11		06.01.2026
	2 of 5		
Landscaping	THA23338-11		06.01.2026
	3 of 5		
Landscaping	THA23338-11		06.01.2026
	4 of 5		
Landscaping	THA23338-11	A	06.01.2026
	5 of 5		
Landscaping	THA23338-13	A	06.01.2026
	1 of 11		
Landscaping	THA23338-13	A	06.01.2026
	2 of 11		
Landscaping	THA23338-13	A	06.01.2026
	3 of 11		
Landscaping	THA23338-13	A	06.01.2026
	4 of 11		
Landscaping	THA23338-13	A	06.01.2026
	5 of 11		
Landscaping	THA23338-13	A	06.01.2026
	6 of 11		
Landscaping	THA23338-13	A	06.01.2026
	7 of 11		
Landscaping	THA23338-13	A	06.01.2026
	8 of 11		
Landscaping	THA23338-13	A	06.01.2026
	9 of 11		
Landscaping	THA23338-13	F	06.01.2026
	10 of 11		
Landscaping	THA23338-13	F	06.01.2026
	11 of 11		



Ann Biggs

