

C/O Agent
Michael Wood
WSP
70 Chaucery Lane
London
WC2A 1AF

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

REFERENCE: DM/26/0256

DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/25/1327 - MINOR AMENDMENTS TO APPROVED DRAWINGS TO ASSIST WITH THE DELIVERABILITY OF THE APPROVED DEVELOPMENT.

LOCATION: THE MARTLETS SHOPPING CENTRE, BURGESS HILL, WEST SUSSEX, RH15 9NN

DECISION DATE: 4 FEB 2026

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 2 February 2026 for the following reason(s):

1. This application seeks to make the following amendments to the previously approved scheme (DM/25/1327) for the redevelopment of The Martlets Shopping Centre to assist the deliverability of the project:
 1. Minor alterations to the footprint of the proposed leisure block (Block B) required to avoid the need to divert a mains connection.
 2. The setting in of the frontage of Unit 01 (former New Look building) and alteration to replace first floor glazing with metal rainscreen cladding.
 3. Revisions to the proposed car park layout on the ground floor to increase the number of public parking spaces creating an additional 10 proposed spaces in the parking area to offset the proposed changes to the existing surface car-park that would require third-party land.
 4. Alterations to the proposed public realm outside Block A1.
 5. Reduction in the height of Block A1 to reduce the double-height ground floor frontage and amendments to the external treatments including a reduced parapet.
 6. Further alterations to the proposed hotel Block A1 to include additional room at the rear.

Assessment

The Planning Practice Guidance (PPG) contains the governments guidance on how a proposal that has planning permission can be amended. The guidance advises that *'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.

It is considered that the proposed revisions would make a noticeable difference to the previously approved scheme. The most significant of the proposed changes would be the reduction in the height of Block A1. The key issue in the assessment of this application is whether the proposed changes are non-material.

The planning permission granted under DM/25/1327 is for a substantial and comprehensive redevelopment of The Martlets Shopping Centre. Given the overall scale of the development that has been permitted under DM/25/1327, it is considered that whilst what is now proposed would be a noticeable change from the previously approved scheme, the changes now proposed would not result in a material difference to the overall character and appearance of the development. Taken together, it is your Planning Officers view that in the context of this major redevelopment of Burgess Hill town centre, these proposed changes can be approved as a non-material amendment.

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 Details	10152-LDA-00-XX-M2-LA-1101		02.02.2026
Proposed Block Plan	BHL-CWA-ZZ-ZZ-DR-A-0301	P03	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-00-DR-A-0310.	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-01-DR-A-0311.	P06	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-03-DR-A-0313	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-04-DR-A-0314.	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-05-DR-A-0315	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-06-DR-A-0316.	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-07-DR-A-0317	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-08-DR-A-0318	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-09-DR-A-0319	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-10-DR-A-0320	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-11-DR-A-0321	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-12-DR-A-0322	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-02-DR-A-0312	P06	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-01-DR-A-0324	P05	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-02-DR-A-0325	P03	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-03-DR-A-0326	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-04-DR-A-0327	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-05-DR-A-0328	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-06-DR-A-0329	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-72-DR-A-0330	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-08-DR-A-0331	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-09-DR-A-0332	P04	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-10-DR-A-0333	P04	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-11-DR-A-0334	P03	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-12-DR-A-0335	P02	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-01-DR-A-0336	P03	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-01-DR-A-0337	P03	02.02.2026
Proposed Floor Plans	BHL-CWA-ZZ-03-DR-A-0338	P03	02.02.2026
Proposed Elevations	BHL-CWA-ZZ-ZZ-DR-A-0340	P05	02.02.2026
Proposed Elevations	BHL-CWA-ZZ-ZZ-DR-A-0342	P04	02.02.2026
Proposed Sections	BHL-CWA-ZZ-ZZ-DR-A-0344	P03	02.02.2026



Ann Biggs
Assistant Director Planning and Sustainable Economy

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