

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

REFERENCE: DM/25/0926

DESCRIPTION: NON MATERIAL AMENDMENT TO RESERVED MATTERS
APPLICATION DM/21/1969 - MINOR AMENDMENT TO THE
APPROVED ACCESS ROAD AND PASSING PLACE SERVING
THE COMMUNITY LAND, ALLOTMENTS AND PLAY AREA.

LOCATION: LAND WEST OF COPTHORNE, COPTHORNE WAY,
COPTHORNE, WEST SUSSEX

DECISION DATE: 21 MAY 2025

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 3 April 2025 for the following reason(s):

1. This application seeks a non-material amendment to the approved plans for reserved matters consent, reference DM/21/1969. The proposed changes consent of a slight re-alignment of the allotment access road, additional native species hedging and additional timber posts to prevent parking on the verge.

The PPG 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.

In this case, the proposed changes in this application will not make a material difference to the character of the scheme as originally approved and as such it is considered that the proposed changes that are shown on the plans listed at the foot

of this letter can be approved as a non-material amendment to the reserved matters details that were previously approved under reference DM/21/1969.

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
Site Plan	DP/621/ALL/0		04.04.2025
	1		
Landscaping	200710-OEL- 23-XX-L-DR- 0514 REV T04		04.04.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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