

Mr Dylan Posa
Places For People
305 Grays Inn Road
Kings Cross
London
WC1X 8QR

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

REFERENCE: DM/25/1095

DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/21/2627 -
TO UPDATE THE DESCRIPTION OF THE DEVELOPMENT.

LOCATION: LAND AT AND ADJACENT TO THE FORMER SEWAGE
TREATMENT WORKS, FAIRBRIDGE WAY, BURGESS HILL,
WEST SUSSEX

DECISION DATE: 28 APR 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 25 April 2025 for the following reason(s):

1. This application seeks to amend the description of the development that was approved under reference DM/21/2627. The original description was as follows:
Application for approval of reserved matters pursuant to the outline planning permission DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 SQ.M) and associated boundary treatments. (Amended information received 20th January 2022 showing layout amendments to the scheme).

This application seeks to change this description to read as follows:

Application for approval of reserved matters pursuant to the outline planning permission DM/19/1895 for the approval of the access, appearance, landscaping, layout and scale comprising 307 (Use Class C3) residential units, car and cycle parking, internal roads, a LEMP (400 SQ.M) and associated boundary treatments.

The power to make a non-material amendment is contained in section 96A of the Town and Country Planning Act 1990. There is no statutory definition of non-material as this will be dependent on the context of the overall scheme. In this case it is considered that the proposed amendment to the description of the original planning application is non-material. The proposed change will make no difference to the permitted scheme itself as the approved drawings are not changing as a result of this application. The amended description properly describes the application.

In light of the above, this non-material amendment application can be approved.

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.



Ann Biggs
Assistant Director Planning and Sustainable Economy

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