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

REFERENCE: DM/26/1008

DESCRIPTION: NON-MATERIAL AMENDMENT TO DM/21/2628 FOR MINOR
UPDATES TO SITE LAYOUT AND EXTERNAL MATERIALS.

LOCATION: LAND AT GRID REFERENCE 530439 116610, LONDON ROAD,
HASSOCKS, WEST SUSSEX

DECISION DATE: 29 APR 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 22 April 2026 for the following reason(s):

1. This application seeks to make several amendments to a development of 130 dwellings that was granted outline planning permission under reference DM/19/1897 and reserved matters consent under reference DM/21/2628. Works are well underway and part of the site is complete and occupied.

The application seeks approval for the following changes:

- an adjustment to the parking bay locations for plots 99 and 100 and a subsequent adjustment to the visitor parking bays
- minor amendments to the fence line between plot 116 and 117
- adjustment to the bin collection points for plots 114, 128, 119, 118 and 117
- amendments to the red roof tile, red brick, and grey roof tile specification

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.

It is considered that the proposed changes will not make a material difference to the overall development. Whilst there are several changes, they are each minor and collectively will not change the overall character of the development to any significant degree. Therefore, the 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
Site Plan	102-054LIV AR (00)001Z17		22.04.2026
General	102-054LIV AR (90)001Z5		22.04.2026
General	102-054LIV AR (90)002U		22.04.2026
General	102-054LIV AR (90)003O		22.04.2026
Landscaping Details	102-054LIV AR (90)004U		22.04.2026
General	102-054LIV AR (90)006N		22.04.2026
General	102-054LIV AR (90)007K		22.04.2026
General	102-054LIV AR (90)018C		22.04.2026
General	102-054LIV AR (90)019G		22.04.2026
General	102-054LIV AR (90)020C		22.04.2026



Eric Owens
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