

From: Steven King
Sent: 30 April 2026 17:14:02 UTC+01:00
To: "environment@aardvarkem.co.uk" <environment@aardvarkem.co.uk>
Subject: Land Adjacent To Bolney Substation, Bob Lane, Twineham, West Sussex - DM/26/1068

Dear Mr Leaney

Non-Material Amendment to application DM/23/0769 - To accurately describe the development as per the application form and to change the layout plan to allow the relocation of the substation within the proposed scheme.

I'm writing with regards to the above application.

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.

Having looked at the proposal, I consider that the revision to the description of the application can be dealt with as a non-material amendment.

In my view, the proposal to amend the layout of the site cannot be dealt with as a non-material amendment. In my view this makes a clear change to the layout of the proposed scheme that goes beyond what could be approved under the non-material amendment procedure. I think that this proposed change would need to be the subject of an application for a material amendment under section 73 of the Town and Country Planning Act 1990.

I would therefore suggest that the current non-material amendment application is revised so that it only seeks to change the description of the development.

Whilst writing, you may also be aware that there was an error on the decision notice for planning permission DM/23/0769. Condition 12 is currently a duplicate of condition 11, it should read as follows:

No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR136, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

I would therefore further advise that if you make an application for a material amendment regarding the proposed change to the layout of the site, you should also apply to correct the wording of condition 12.

I would be grateful if you could let me know within 14 days if you wish to amend the current application as suggested. If I do not hear from you, I will determine the application as it currently stands.

Regards

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