

Development Management – Delegated Officer Report

Application Number: AWDM/0156/26

Recommendation: Approve

Site: Land East Of Shadwells Road At Mash Barn Estate, Mash Barn Lane, Lancing

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0961/17. **Amendment:** Provision of additional details in respect of the approved Shoreham Airshow Memorial Garden.

Date of Site Visit: 26 January 2026

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

This application relates to the strategic development at New Monks Farm which was approved under AWDM/0961/17.

This application seeks approval for a non material amendment which is:

- Provision of additional details in respect of the approved Shoreham Airshow Memorial Garden by addition of drawings to Condition 1 to supplement the approved details.

The garden will be in the same position as originally approved but the current proposal provides more details of the Memorial Garden, with tree planting in an alternative location and other landscaping to provide visual and acoustic screening from the A27. The site was chosen as the nearest possible location to the 2015 crash site where 11 men lost their lives.

A path is proposed to lead to a central seating area which will have a central plaque or sculpture as a focal point. 11 trees will be planted, plus an amenity grass mix with wildflowers and drought tolerant planting.

Planning History:

AWDM/0961/17 - Hybrid planning application seeking (1) Full planning permission for the demolition of existing buildings and erection of 249 dwellings with temporary access via Grinstead Lane, a Country Park, relocation and extension of the Withy Patch Gypsy and Traveller site, permanent access via a new roundabout on the A27, landscaping, two additional football pitches and other associated infrastructure (including pumping facility at the River Adur); (2) Outline planning permission (with only landscaping reserved) for a non-food retail store (Use Class A1); and (3) Outline

planning permission (with all matters reserved other than access) for the erection of a further 351 dwellings, community hub, primary school, and landscaping. The application is accompanied by an Environmental Impact Assessment.

Consultations:

None

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 4,5,7,13,14,15, 16, 17,18, 19, 20, 21, 22, 23, 24,25,27,28, 29, 30, 31, 32, 33, 34, 35, 36
National Planning Policy Framework (2024)

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an application procedure. There is no statutory definition of 'non-material'. This is because it is so dependent on the context of a particular scheme – what may be non-material in one context may be material in another. In order to grant an application a local planning authority must be satisfied that the amendments sought are non-material. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1)A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2)In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3)The power conferred by subsection (1) includes power—

(a)to impose new conditions;

(b)to remove or alter existing conditions.

In this case, the proposed change is considered to be non material as it does not result in a material change to the character or appearance of the development or to residential amenity.

The location of the Memorial Garden is unchanged but the landscaping and screening details have been developed and amended accordingly. There is no material change and the application can be supported.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing Nos:

HED-1563-LA-1001 Rev P01,
HED-1563-LA-5002 Rev P00,
HED-1563-LA-5003 Rev P02,
1563-HED-DR-LA-1003 Rev P01,
1563-HED-DR-LA-1002 Rev P01,
1563-HED-DR-LA-1001 Rev P01,
HED-1172-LA-005 Rev 03 received 10 February 2026

..... existing planning permission AWDM/0961/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos. HED-1172-LA-008 Rev 01 and HED-1172-LA-003 Rev 01 received 19 December 2017

Case Officer: Peter Barnett Date: 24 February 2026

Authorised by: Jo Morin Date: 25.02.2026