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Adur Council
Development Management
Economy Directorate
Portland House
44 Richmond Road
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28 April 2025
Ref: KB /Let/P2103ii

Dear Mr Barnett,

Section 96A Non-Material Minor Amendment Application: Proposed minor changes to approved development permitted under Full Planning Application AWDM/0407/24 for Phased development for the demolition of existing building and erection of new pavilion building (with cafe, toilets and sports changing facilities), associated pedestrian paths and landscaped areas.

Land South Of Buckingham Park Including South Pavilion And Cafe And Public Conveniences Upper Shoreham Road Shoreham-by-sea

This letter has been submitted to Adur Council via the Planning Portal under reference **PP-13937410**; the following documents have been submitted in support of the application:

- Application form
- Covering Letter
- Proposed Drawings
- Notice Form and Letters

This Section 96A application relates to non-material minor amendments to the previously approved Full Planning application (reference AWDM/0407/24) granted on 16 August 2024.

Proposed Non-Material Amendment

This application is seeking approval of Non-Material Amendments to externally locate an Air Source Heat Pump (ASHP) and provide security enclosure around the structure.

Following detailed work in support of condition 12 of Planning Permission AWDM/0407/24, which relates to Sustainability and Energy Efficiency measures and in line with the original Sustainability Statement submitted with the planning application, it has been determined that the hot water for the changing facilities would be provided by way of an ASHP.

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The original approval indicated that ASHP could be integrated into the scheme but had not determined how many and where they would be located. An assessment of the building both internally and externally determined that the proposed location was the most appropriate and would have the least impact in visual terms. The ASHP is fully contained within the extent of the approved building envelope below a roof overhang on the eastern end of the building and would therefore not encroach any further outside the approved footprint.

The building is located on an area of public open space, some distance away from neighbouring properties and has in the past been the subject of anti-social behaviour and vandalism. As such, in order to ensure the unit is sufficiently secure and vandalism protected, it is proposed to enclose the unit behind a purpose built screen enclosure. The enclosure would be constructed on all three of the exposed sides of the ASHP (south, east and north) and would be constructed of the same material and in the same design to the approved screening across the pavilion building. The screening would also be fully contained within the approved building envelope and would be formed of matching material and design to the approved development.

The resultant design would remain substantially unaltered, the envelope of the building would remain as approved and the development would maintain the high standard of design of the original approval. We are therefore of the view that the proposed alterations are modest and non-material in nature and we respectfully anticipate the Council can successfully consider the changes as non-material amendments to the extant permission.

For the avoidance of doubt, the table below sets out the approved drawings which are to be superseded by this non-material amendment application, together with the proposed substitution drawings.

AWDM/040/24 Approved drawing	Drawing Reference	Date on decision notice	Proposed substitution drawing
PROPOSED SITE PLAN	PL-04 P2	17.06.2024	PL-04 P4
PROPOSED GROUND FLOO R PLAN & ROOF PLAN	PL-05 P3	17.06.2024	PL-05 P5
PROPOSED GF PLAN & ROO F PLAN - CAFE ONLY	PL-06 P3	17.06.2024	None
GA ELEVATIONS - PROPOSE D CAFE & CLUBHOUSE	PL-07 P2	17.06.2024	PL-07 P3
GA ELEVATIONS - PROPOSE D CAFE ONLY	PL-08 P2	17.06.2024	None

SITE LOCATION PLAN	PL-01 P1	27.03.2024	None
EXISTING SITE PLAN	PL-02 P2	27.03.2024	None
EXISTING ELEVATIONS	PL-03 P2	27.03.2024	None

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Kate Brocklebank MRTPI
Associate Director