

Planning Services, Adur & Worthing Councils

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
510651	104677

Description

Land Site West Of Fulbeck Avenue, Northbrook, Worthing, West Sussex

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Oakley

Company Name

Cross Stone

Address

Address line 1

The Old Mill, The Warren

Address line 2

Crowborough

Address line 3

Town/City

County

East Sussex

Country

Postcode

TN6 1UB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Beatriz

Surname

Huezo

Company Name

Frost Lomax

Address

Address line 1

Unit 3.07

Address line 2

Canterbury Court

Address line 3

1-3 Brixton Road

Town/City

London

County

Country

United Kingdom

Postcode

SW9 6DE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Application under Regulation 4 for full planning permission for the erection of 152 apartments including 30% affordable provision, consisting of 51 no. 1- bedroom apartments and 101 no. 2-bedroom apartments, with associated car and cycle parking, open space, landscaping and new access and temporary sales suite at land to the west of Fulbeck Avenue

Reference number

AWDM/0166/20

Date of decision

30/07/2021

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendments apply to only to Block 5 of the approved scheme.

The redesign has seen a minor change to the external materials, from a flat panel façade to a refined standing seam mechanical fix system of metalwork with timber cladding accents.

The number of units remains the same (32 units), though the internal layout has been optimised to improve the size and habitability of units (23no. 1-bed and 9.no 2-bed).

Please refer to Covering Letter & Supporting Document for further information.

Please state why you wish to make this amendment

Change of construction method from volumetric modular construction to timber frame resulting in a redesign of the internal layout and minor changes to the external façade.

Please refer to Covering Letter & Supporting Document for further information.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

6783 100 P5 - Block Plan
ECE- O_2C2_4-ZZ-DR-A-XX-5114 - Block 5 Floor Plans & Sections
ECE- O_2C2_4-ZZ-DR-A-EL-5124 - Block 5 Elevations, AB12 - AB32

New plan/drawing numbers

25487-FLA-ZZ-ZZ-DR-A-01300 - Proposed Elevations,
25487-FLA-ZZ-00-DR-A-01100 - Proposed Ground Floor Plan,
25487-FLA-ZZ-00-DR-A-05000 - Phasing Plan,
25487-FLA-ZZ-00-DR-A-05001 - Construction Management Plan,
25487-FLA-ZZ-01-DR-A-01101 - Proposed First Floor Plan,
25487-FLA-ZZ-02-DR-A-01102 - Proposed Second Floor Plan,
25487-FLA-ZZ-02-DR-A-01103 - Proposed Third Floor Plan,
25487-FLA-ZZ-02-DR-A-01104 - Proposed Roof Plan,
25487-FLA-ZZ-ZZ-DR-A-00001 - Site Location & Block Plan,
S96A Supporting Document June 2026
Covering Letter
Energy Statement
FBA-HYD-XX-XX-DR-E-SL-5402 - External Light Design - Sheet 2 of 2
FBA-HYD-XX-XX-DR-E-SL-5404 - External Light Design - Adoptable Area Only - Sheet 2 of 2

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Frost Lomax

Date

08/06/2026