

The Lion, Luddesdown Road, Luddesdown

Non-Material Amendment

TS/33852

March 2026



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1 INTRODUCTION

1.1 CONTEXT

- 1.1.1 This Statement has been prepared on behalf of our client, Vineyard Farms Ltd, to request a Non-Material Amendment (NMA) to planning permission 20250053, which granted permission for a rear and side extension and the refurbishment of The Lion pub.
- 1.1.2 The request relates to changes to the pub garden access (and associated amenity improvements) as well as improved access to the adjacent Cellar Door wine shop. The proposed amendments arise from ongoing detailed design work following the planning permission 20250053 and the subsequent NMA applications summarised in Table. The proposed amendments largely represent enhancements to the design and accessibility of both the pub garden and the Cellar Door shop.
- 1.1.3 This Statement should be read alongside the following submitted plans prepared by Refine Architecture:
- Existing Site Plan as Approved Under the NMA application 20251301 (Ref: 25.36.PL50)
 - Existing Site Sections as Approved Under the NMA Application 20251301 (Ref: 25.36.PL51)
 - Proposed Site Plan (Ref:25.36.PL04)
 - Proposed Site Sections (Ref: 25.36.PL52)
- 1.1.4 This Statement summarises the proposed changes sought by the NMA application and sets out why we consider that the amendments do not, in any way, alter the nature of the development previously consented. The changes can therefore be regarded as minor in nature when assessed against the originally approved plans. Consequently, this Statement concludes that the changes sought are not material, having regard to the guidance in the PPG (Para ID:17A) and as such fall within the scope of an NMA.

Summary of previous NMA's sought

- 1.1.5 Table 1-1 below summarises previous NMA's submitted by the applicant at the site to help understand the context to this submission.

NMA REF	DESCRIPTION	DECISION
20250920	Application for a non-material amendment to planning permission reference number 20250053 to allow minor changes to the internal arrangement of the car park to the pub to that approved, including the loss of two car parking spaces introduce a repurposed red phone box for use as a 'community library' and add the 'Proposed Parking Layout Plan' Ref: DHA/35449/11 to the list of approved plans listed in Condition 2 of the planning permission.	Approved 08 Oct 2025
20251301	Application for a non-material amendment to planning permission reference number 20250053 to allow addition of an oak framed entrance porch; amendments to window and door openings; modification to the dimensions of the western toilet block extension; removal of existing external cupboard; minor roof alterations, including changing the restaurant roof to a symmetrical pitch and removal of roof lights; relocation of the outdoor stairs; and change of materials.	Approved 22 Jan 2026

TABLE 1-1 SUMMARY OF PREVIOUS NMA APPLICATIONS

2 THE PROPOSED NON-MATERIAL AMMENDMENT

2.1 SUMMARY OF CHANGES SOUGHT

2.1.1 This section of the statement summarises the changes sought as part of this NMA application as drawn on the submitted drawings by Refine Architecture on behalf of the Applicant.

- Re-designed/reconfigured concrete ramped access to the Cellar Door Shop and realignment of the existing gabion wall.
- Installation of a new brick / flint wall to meet the realigned gabion wall and the installation of oak arched access gate to the pub garden from the car park;
- Installation of a secondary low level picket style gate and fence to the pub garden;
- Installation of new planter next to new main access gates;
- Installation of new planter adjacent to stepped access to the pub garden; and
- Installation of a set of semi-circle steps up to the Cellar Door shop.

2.2 RATIONALE BEHIND THE CHANGES

2.2.1 The proposed framed oak arched access gate to the pub garden, together with the new supporting brick and flint wall, will create a more visually welcoming and clearly defined entrance to the pub garden. The design of the additional brick and flint wall, along with the oak arched gate, would be in keeping with the boundary treatments to the pub that have previously been approved. The oak gate would also be in keeping with the design of the oak-framed entrance porch approved under NMA 20251301.

2.2.2 It is noted that the installation of the brick and flint wall would bring the garden access forward to align with the building line of the east elevation of the pub (main entrance). This amendment is proposed to improve legibility and wayfinding to the pub garden from the car park, while also providing continuity with the building line along the eastern elevation. The height and materiality of the brick and flint wall have been designed to ensure that the garden access reflects the wider character of the pub's existing boundary treatments ensuring the pub's design remains in keeping with the rural character within the immediate locality of the of the site.

- 2.2.3 Beyond the new oak arched access gates lies a newly proposed picket fence and gate. This is intended as a subservient feature within the pub garden, helping guests easily identify the stepped access leading down to the main part of the garden and provided visual and physical separation from the Cellar Door wine shop.
- 2.2.4 Two new landscaped planters are proposed on upon entering through the oak arched gate of the new access and the second adjacent to the stepped access to the pub garden, beyond the picket fence. These landscaped features will help create a more welcoming approach through these two key areas of the site.
- 2.2.5 To the southeast of the oak gate, a semi-circular set of steps are proposed, meeting the top of a revised access ramp to the Cellar Door Shop. The access ramp has been reconfigured into a Z-shape to provide a shallower gradient, offering an easier approach to the Shop for those who require an alternative to steps. The ramp would be constructed from reinforced concrete and finished with a gabion wall frontage, reflective of the finish of the existing ramped access to the Shop.
- 2.2.6 The front of the ramp has been designed to align with the building line of the pub and the revised position of the brick and flint wall at the garden access. The new ramp will not go beyond the existing curbline to the car park. The siting of the new ramp provides additional visual continuity between the pub and the Cellar Door Shop. It also establishes a clear and coherent building line for the Brookers Farm complex when viewed from Luddesdown Road and the junction with Cutter Ridge Road.
- 2.2.7 Overall, it is considered that the proposed amendments sought do not fundamentally change the development proposed and approved under application reference 20250053 provide non-material amendments to the approved plans that result in functional and aesthetic enhancements.

2.3 REPLACEMENT DRAWINGS AS PART OF THIS NMA

- 2.3.1 For clarity, Table 2-1 below provides a summary of the drawings submitted as part of this NMA, alongside those submitted with the previous NMA applications.

ORIGINAL PROPOSED APPLICATION DRAWINGS (20250053)	DRAWING SUPERSEDED BY NMA 20250920	DRAWING SUPERSEDED BY NMA 20251301	DRAWING SUPERSEDED BY THIS NMA
Drawing no. 30694D - CLA - PRSL - 00 - PD - A - 0001 rev P02 (proposed block plan)	N/A	N/A	N/A
Drawing no. 30694D - CLA - PR - 01 - PD - A - 001 rev P01	N/A	N/A	N/A

(proposed first floor plan)			
30694D - CLA - PR - GF - PD - A - 0001 rev P01	N/A	N/A	N/A
Proposed Site Plan – Ground Floor (Ref: 30694D - CLA - PRSP - 00 - PD - A - 0001 P1)	N/A	Proposed Site Plan (Ref: 25.36-PL04)	Proposed Site Plan (Ref:25.36.PL04)
Proposed Site Plan – Car Park Layout (Ref: 30694D - CLA - PRCP - 00 - PD - A - 0001 P01)	Proposed Parking Layout Plan (Ref: DHA/35449/11)	N/A	N/A
Proposed Ground Floor Plan (Ref: 30694D-CLA-PR-GF-PD-A-0001-P01)	N/A	Proposed Ground Floor Plan (Ref: 25.36-PL05)	N/A
Proposed Roof Plan (Ref: 30694D-CLA-PR-RF-PD-A-0001-P01)	N/A	Proposed Roof Plan (Ref: 25.36-PL07)	N/A
Proposed North West and South East Elevations (Ref: 30694D-CLA-PR-ZZ-ED-A-0001-P01)	N/A	Proposed Elevations 01 (Ref: 25.36-PL08)	N/A
Proposed South West and North East Elevations (Ref: 30694D-CLA-PR-ZZ-ED-A-0002-P01)	N/A	Proposed Elevations 02 (Ref: 25.36-PL09)	Proposed Site Sections (Ref: 25.36.PL52)

TABLE 2-1 SUMMARY OF SUPERSEDED DRAWING VIA NMA APPLICATIONS

3 SUMMARY AND CONCLUSION

- 3.1.1 The proposed amendments do not change, in anyway, the nature of the proposed development and seek to provide minor amendments to the approved plans, intended to improve the functionality, legibility, accessibility and overall appearance of the scheme. The changes sought are considered to be non-material having regard to the guidance in the PPG (Para ID:17A) and as such fall within the scope of an NMA.
- 3.1.2 We trust that the application is satisfactory and would request it is processed and determined at your earliest possible convenience. Please feel free to contact me in the meantime if you have queries or require any additional information.