

Luken Beck mdp Ltd
59 Tower Street
Winchester
SO23 8TA

Date: 25th March 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/16/26/NMA

Dear Mr Collett,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as amended) - Article 10**

Non material amendment following the grant of AL/143/24/RES relating to paths north of Plots 26 & 27 and east of Plots 27-16, to reduce the width to 2m for pedestrian use, associated with the delivery of a 2m footway along Lidsey Road (path around Plot 15 provided as 3m).
Amendment to path north of pumping station and east of sub-station, to increase width to 3m for shared pedestrian/cycle use (on opposite side of spine road to Plots 43-48), with directional signage for cyclists and amendment to materials layout, to enable contrasting brick detailing (use of orange feature brick on red brick plots and red feature brick on orange brick plots).

Land Adjacent to Woodgate Nurseries Lidsey Road Aldingbourne PO20 3SU

I refer to your recent application for a Non Material Minor Amendment which proposes the following areas of change:

- Amendment to paths north of Plots 26 & 27 and east of Plots 27-16, to reduce the width to 2m for pedestrian use, associated with the delivery of a 2m footway along Lidsey Road.
- Amendment to the path north of the pumping station and east of the sub-station, to increase the width to 3m for shared pedestrian/cycle use (on opposite side of spine road to plots 43-48), with directional signage for cyclists.
- Amendment to the agreed materials, to enable the use of orange feature brick on red brick plots and red feature brick on orange brick plots.

Non-material amendments to major developments are those changes that do not materially change the overall appearance of the development, do not significantly increase the intensity of development, would result in no significant additional material impact on amenity or

infrastructure requirements, would not result in a change in the application description, and would not require a planning obligation to be amended.

The proposed changes to the pathways have been subject to consultation with WSCC as the Highway Authority and this process necessitated the submission of a Road Safety Audit ("2nd Stage 1/2 Road Safety Audit, ref: S/BDWWoodgate-S278.1-2.6 Rev A, Dec 2025) which has been fully agreed with WSCC.

The changes are all acceptable in their own right and accord with the above criteria. They can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The following plans are therefore accepted as amendments to condition 1 on AL/143/24/RES (as previously variously amended by AL/74/25/NMA, AL/92/25/NMA, and AL/96/25/NMA):

- ST-22-01 Rev. X - Planning Layout.
- ST-22-04 Rev. N - Housing Mix Plan.
- ST-22-05 Rev. P - Affordable Housing Plan.
- ST-22-06 Rev. N - Building Heights Plan.
- ST-22-08 Rev. N - Boundary Treatments Plan.
- ST-22-09 Rev. P - Materials Plan.
- ST-22-10 Rev. N - Bin & Cycle Storage Plan.
- ST-22-11 Rev. N - Parking Plan.
- ST-22-15 Rev. P - Surface Materials Plan; and
- ST-22-19 Rev. J - EV Charging Plan.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning