

Mr Matt Davy
Barratt Redrow Southern Counties
Compton House
The Guildway Old Portsmouth Rd
Surrey
GU3 1LR

Date: 10th September 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: AL/76/26/NMA

Dear Mr Davy,

**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/178/22/OUT relating to amended wording of Condition 18.

Land to the rear of Meadow Way Westergate

I refer to your application for a Non Material Minor Amendment which proposes to amend condition 18 of AL/178/22/OUT to delay the approval of the off-site highway works by 3 months and to delay the implementation of said works until no later than the occupation of 30 dwellings.

Non-material amendments to major applications are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission.

The amendment to condition 18 does not materially alter the original planning permission and the offsite highway works will still take place and will be provided prior to the majority of the site being occupied. The change can be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The revised condition 18 wording is set out in full below:

"No later than three months following the commencement of development, an agreement pursuant to section 278 of the Highways Act 1980 (as amended) shall be entered into with the local highway authority to enable the following off-site highway works to be carried out (as

shown in the approved plan titled 'Improvements to Pedestrian Route and Bus Stops at Westergate Street drawing 1809023-06 Revision B'):

- (a) the upgrading of the surface, cutting back of vegetation, and the upgrading/provision of any lighting of the Public Right of Way between Meadow Way and Westergate Street.
- (b) improvements to the two bus stops on Westergate Street located immediately to the south of Elmcroft Place including shelters and real time public information displays.
- (c) the existing traffic island located to the north of the Elmcroft Place junction with Westergate Street to be upgraded to a pedestrian crossing point refuge island with the carriageway width on both sides; and
- (d) the re-alignment of kerbs and crossing points to be provided over the junction of Elmcroft Place with Westergate Street.

The locations of all of these off-site highway works are identified on the approved plan referred to above. The off-site highway works shall be completed prior to the occupation of the 30th dwelling hereby permitted."

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning