

Elivia Homes
6 Alexander Grove, Kings Hill
West Malling
ME19 4XR

Date: 16th January 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BE/148/25/NMA

Dear Mr Maskew,

**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 BE/73/25/S73 for change of specific grass to rear gardens.

Land to the East of Shripney Road Shripney PO22 9NW

I refer to your recent application for a Non Material Minor Amendment. You propose to change the specification of grass to the rear gardens of properties from "Proposed lawn to back gardens - Naturescape N14 Flowering Lawn Mixture or similar" (as approved) to "Proposed amenity lawn to back gardens using high quality turf - Rowlan Medallion or similar" (as proposed). This is because a flowering lawn mixture in rear gardens creates maintenance issues for the homeowners.

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 change is clearly a minor alteration that does not conflict with the above guidance and does not adversely affect the quality of the development as a whole. There is no impact on statutory Biodiversity Net Gain as the application was approved prior to its introduction. The loss of the flowering element of the lawn will impact on local biodiversity but not to the extent that this cannot be agreed as an NMA.

The changes can 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 BE/73/25/S73:

- DD598L03 Rev C Detailed Planting Plan 1 of 3 (REVISED).
- DD598L04 Rev C Detailed Planting Plan 2 of 3 (REVISED).

These replace the existing Rev A versions. Approved drawing "DD598L05 Detailed Planting Plan 3 of 3" has not been amended.

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' with a flourish, followed by a period.

Neil Crowther
Group Head of Planning