

Foreman Homes Limited
Yarmouth House
1300 Parkway
Whiteley
Fareham
PO15 7AX

Date: 23rd September 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: CM/24/26/NMA

Dear Miss Harrison,

**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 CM/48/21/RES to alter the Construction Method Statement details regarding pilings.

Land at Climping Horsemere Green Lane Climping BN17 5QY

I refer to your recent application for a Non Material Minor Amendment.

Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. In regard to amendments to 'major' development, to be considered non-material, the works must not:

- materially change the overall appearance of the development;
- significantly increase the intensity of the development;
- result in significant additional material impact on amenity or infrastructure requirements;
- result in a change in application description, and;
- require amendment to a planning obligation.

This application seeks a Non-Material Amendment (NMA) to amend the Construction Method Statement (CMS) (dated April 2022) approved pursuant to Reserved Matters permission CM/48/21/RES, specifically in relation to piling activities.

The CMS approved under CM/48/21/RES did not contain any reference to piling techniques. However, the subsequently approved CMS (dated October 2024), submitted under the discharge of Condition 14 application CM/38/24/DOC, stated that piling would be undertaken

using Continuous Flight Auger (CFA) methods and that any alternative piling methodology would require the prior approval of the Local Planning Authority.

In contrast, the submitted CMS (dated August 2026) permits both CFA and driven piling methods, confirms the use of driven piling for Phases 1a and 1b, and allows the piling methodology for later phases to be determined following further site investigations. The revised approach therefore provides significantly greater flexibility in respect of construction methods and introduces the potential for increased noise and vibration impacts on neighbouring residential properties associated with driven piling.

The proposed revisions are considered to represent a material change to the approved construction methodology rather than a non-material amendment. Given the potential implications for residential amenity arising from the introduction and expansion of driven piling, the changes could not reasonably be regarded as having no material planning consequences. Accordingly, the proposed amendment falls outside the scope of Section 96A of the Town and Country Planning Act 1990 and cannot be accepted as a non-material amendment. The application is therefore recommended for refusal.

I trust this information is of assistance to you.

Yours sincerely

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

Neil Crowther
Group Head of Planning