

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
GU15 3TQ

Date: 9th January 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: LU/257/25/NMA

Dear Mrs Jackson,

**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 LU/47/11/ for amendment to approved landscape drawings to regularise as built situation.

Central Wetlands Area Hampton Park Littlehampton

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 is seeking a Non-Material Amendment for revisions to the approved landscape drawings for LU/369/21/RES (Central Wetland Phase of wider LU/47/11/) to regularise the as-built situation on site. These changes have been brought about following amendments made through structural concerns and engineering requirements in respect of the bridge embankments. This has resulted in the loss of 15 proposed trees and reduction in scale of a reed bed. Alternative planting to mitigate this cumulative loss has been included within this NMA.

The submitted Ecology Mitigation and Management Plan (v6 Dec 2025) includes further

details, clarification and justification to address the reasons for refusal of LU/279/24/AOO. The AOO sought approval of the Ecology Scheme as set out under Schedule 16, Part 1 of S106, and was refused due to uncertainty over the implemented badger tunnel and absence of permanent water bodies. The amended EMMP includes details clarifying the diameter of the mammal tunnel as 450mm. It is understood that this has been agreed as acceptable by the WSCC Ecologist. The ADC Ecologist has confirmed that a 450mm would not be suitable for badgers, but would still be usable by other mammals such as hedgehogs, and amphibians. As such, they are willing to accept the as-built situation as, whilst disappointing, the delivery of a mammal tunnel at 450mm is still beneficial, and it would be unreasonable to request this be widened at this late stage.

It is also clarified that the swale beds are set 1m below constant ground level, which results in the upstream and downstream swales having a level of permanent water throughout the year. This is considered to be acceptable.

The changes to the landscaping drawings are acceptable. The proposed drawing revisions have been compared to the approved drawings and are clearly minor alterations that do not conflict with the above guidance or adversely affect the quality of the development as a whole. They will not result in material alterations to the appearance of the Central Wetlands Area, reduction in the delivery of planting and biodiversity enhancements, nor adversely impact the amenity of users and nearby occupiers. The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The following plans and documents are therefore accepted as a non-material amendment to LU/369/21/RES:

- TC22029-LA1 (G) Landscape Strategy
- TC22029-LA2 (G) Planting and Features
- TC22029-LA3 (G) Vegetation Lost and Retained
- TC22029-LA4 (G) Landform
- TC22029-LA5 (G) Planting Plan
- Planting Schedule Comparison
- Ecological Mitigation and Management Plan dated December 2025 (v6)

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning