

08 June 2026

Arun District Council
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Brookbanks,

Application for Non-Material Amendment (S96a)
Land North of Sefter Road and 80 Rose Green Road, Pagham

We are writing to submit an application for a Non-Material Amendment (NMA) to reserved matters ref. P/49/21/RES at the site Land North of Sefter Road and 80 Rose Green Road, Pagham.

Background

In October 2019 outline consent was granted for the development of up to 280 dwellings (including affordable homes), public open space, landscaping, land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home (ref. P/134/16/OUT).

In October 2021 a Reserved Matters application (ref. P/49/21/RES) was approved for the following:

“Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks”.

Since the reserved matters consent a number of NMA applications have also been approved.

Proposed Non-Material Amendment

As mentioned, there have been a number of NMA applications for this site, and it has been acknowledged that a number of the approved plans across the NMAs no longer accurately match what has been approved, resulting in several inconsistencies.

This NMA seeks to regularise all the NMA changes already approved, in one application. This is to address the inconsistencies raised by the Case Officer in the letter dated 19th December 2025, mainly relating to the hard and soft landscaping.

This NMA also seeks to swap the house-types for Plots 139 – 226, located at the southern part of the site, back to the original house-types approved with the Reserved Matters (ref. P/49/21/RES). See NMA Number 3 ref. P/58/24/NMA in table 1 below.

In addition, this NMA seeks to secure approval for the reduction in materials and block paving as submitted in December 2025 (see NMA Number 6 ref. P/154/25/NMA in table 1 below). NMA Number 6 was refused due to inconsistency in plans, however, the Decision Notice did confirm that *“the proposed changes to the block paving and elevational materials are considered to be non-material, and are accepted in principle”* (see Appendix A).

It is important to note that everything proposed in this NMA has either previously been approved by the LPA or agreed in principle. Table 1 below provides further details:

Table 1: NMA History

NMA Number	NMA Details	NMA Approval	Approved Plans as listed in NMA Decision Notices for NMAs 1 – 5 and 7 & Refused Plans from NMA 6	Proposed Plans (this NMA 8)
1	- Bay window removed on plots 67 and 215. - Additional flint work on Plot 215. - Addition of obscure glazing to bathroom windows. - Elevations amended to align first floor window and front door. - Plot 1 and Plot 2 materials changes. Plot 1 changes from brick to flint and Plot 2 changed from flint to brick. - Changes to the window pane configuration of rear doors and some windows. - Removal of second substation adjacent to Plot 123 and replaced with soft landscaping. - Changes to the tile hanging and weatherboarding	Approved 19th December 2023 Ref. P/105/23/ NMA	CB_84_139_211 Rev A Street Scene Location Plan	CB_84_139_311 Streetscene Location Plan
			CB_84_139_200_NE_NT42_01 Northern Edge NT42 Elevations and Floorplans	CB_84_139_300_NE_NT42_01
			CB_84_139_200_NE_NA44_01 Northern Edge NA44 Elevations and Floorplans	CB_84_139_300_NE_NA44_01
			CB_84_139_200_NE_NT41_01 Northern Edge NT41 Elevations and Floorplans	CB_84_139_300_NE_NT41_01
			CB_84_139_200_NE_NT41_02 Northern Edge NT41 Elevations and Floorplans	CB_84_139_300_NE_NT41_02
			CB_84_139_200_NE_NA42_01 Northern Edge NT42 Elevations and Floorplans	CB_84_139_300_NE_NA42_01
			CB_84_139_200_NE_NA42_02 Northern Edge NT42 Elevations and Floorplans	CB_84_139_300_NE_NA42_02
			CB_84_139_200_NE_NT31_01 Northern Edge NT31 Elevations and Floorplans	CB_84_139_300_NE_NT31_01
			CB_84_139_200_NE_NT31_02 Northern Edge NT31 Elevations and Floorplans	CB_84_139_300_NE_NT31_02
			CB_84_139_200_NE_NA32_01 Northern Edge NT32 Elevations and Floorplans	CB_84_139_300_NE_NA32_01
			CB_84_139_200_NE_NA32_02 Northern Edge NT32 Elevations and Floorplans	CB_84_139_300_NE_NA32_02
			CB_84_139_200_NE_NA32_03 Northern Edge NT32 Elevations and Floorplans	CB_84_139_300_NE_NA32_03
			CB_84_139_200_NE_NA21_01 Northern Edge NA21 Elevations and Floorplans	CB_84_139_300_NE_NA21_01

	distribution on side and rear elevations. - Additional rear door to Plot 240 to allow for dual access to bin store.		CB_84_139_200_NE_NA21_02 Northern Edge NA21 Elevations and Floorplans	CB_84_139_300_NE_NA21_02
			CB_84_139_200_NE_NA21_03 Northern Edge NA21 Elevations and Floorplans	CB_84_139_300_NE_NA21_03
			CB_84_139_200_NE_NA20_2BCH_01 Northern Edge NA20_2BCH Elevations and Floorplans	CB_84_139_300_NE_NA20_2BCH_01
			CB_84_139_200_NE_2BCH_02 Northern Edge 2BCH Elevations and Floorplans	CB_84_139_300_NE_2BCH_01
			CB_84_139_200_NE_NA20_02 Rev A Northern Edge NA20 Elevations and Floorplans	CB_84_139_300_NE_NA20_02
			CB_84_139_200_NE_NA20_03 Rev A Northern Edge NA20 Elevations and Floorplans	CB_84_139_300_NE_NA20_03
			CB_84_139_200_NE_NA21_NA20_01 Northern Edge NA21 NA20 Elevations and Floorplans	CB_84_139_300_NE_NA21_NA20_01
			CB_84_139_200_NE_NT31A_NA22A_01 Northern Edge NT31A_NA22A Elevations and Floorplans	CB_84_139_300_NE_NT31A_NA22A_01
			CB_84_139_200_NE_NT31A_NA22A_02 Northern Edge NT31A_NA22A Elevations and Floorplans	CB_84_139_300_NE_NT31A_NA22A_02
			CB_84_139_200_NE_NA22A_01 Northern Edge NA22A Elevations and Floorplans	CB_84_139_300_NE_NA22A_01
			CB_84_139_200_PR_NA44_01 Principle Route NA44 Elevations and Floor Plans	CB_84_139_300_PR_NA44_01
			CB_84_139_200_PR_NT41_01 Principle Route NT41 Elevations and Floor Plans	CB_84_139_300_PR_NT41_01
			CB_84_139_200_PR_NA42_01 Principle Route NA42 Elevations and Floor Plans	CB_84_139_300_PR_NA42_01
			CB_84_139_200_PR_NB32_03 Principle Route NB32 Elevations and Floor Plans	CB_84_139_300_PR_NB32_03
			CB_84_139_200_PR_NB32_04 Principle Route NB32 Elevations and Floor Plans	CB_84_139_300_PR_NB32_04

			CB_84_139_200_PR_NB32_01 Principle Route NB32 Elevations and Floor Plans	CB_84_139_300_PR_NB32_01
			CB_84_139_200_PR_NB32_02 Principle Route NB32 Elevations and Floor Plans	CB_84_139_300_PR_NB32_02
			CB_84_139_200_PR_NB32_05 Principle Route NB32 Elevations and Floor Plans	CB_84_139_300_PR_NB32_05
			CB_84_139_200_PR_NT31_01 Principle Route NT31 Elevations and Floor Plans	CB_84_139_300_PR_NT31_01
			CB_84_139_200_PR_NT31_02 Principle Route NT31 Elevations and Floor Plans	CB_84_139_300_PR_NT31_02
			CB_84_139_200_PR_NT31_03 Principle Route NT31 Elevations and Floor Plans	CB_84_139_300_PR_NT31_03
			CB_84_139_200_PR_NT31_NA20_02 Principle Route NT31_NA20 Elevations and Floor Plans	CB_84_139_300_PR_NT31_NA20_02
			CB_84_139_200_PR_NA32_01 Principle Route NA32 Elevations and Floor Plans	CB_84_139_300_PR_NA32_01
			CB_84_139_200_PR_NA32_02 Principle Route NA32 Elevations and Floor Plans	CB_84_139_300_PR_NA32_02
			CB_84_139_200_PR_NA21_01 Principle Route NA21 Elevations and Floor Plans	CB_84_139_300_PR_NA21_01
			CB_84_139_200_PR_NA20_01 Principle Route NA20 Elevations and Floor Plans	CB_84_139_300_PR_NA20_01
			CB_84_139_200_PR_NT31_NA20_01 Principle Route NT31_NA20 Elevations and Floor Plans	CB_84_139_300_PR_NT31_NA20_01
			CB_84_139_200_PR_NT31_NA20_02 Principle Route NT31_NA20 Elevations and Floor Plans	CB_84_139_300_PR_NT31_NA20_02
			CB_84_139_200_PR_D_2BCH_01 Principle Route Flat Block D Elevations and Floor Plans	CB_84_139_300_PR_C_2BCH_01
			CB_84_139_200_PR_E_1BCH_01 Principle Route Flat Block E Elevations and Floor Plans	CB_84_139_300_PR_E_1BCH_01

			CB_84_139_200_PR_NT41A_01 Principle Route NT41A Elevations and Floor Plans	CB_84_139_300_PR_NT41A_01
			CB_84_139_200_PR_NA42A_01 Principle Route NA42A Elevations and Floor Plans	CB_84_139_300_PR_NA42A_01
			CB_84_139_200_PR_NA30A_01 Principle Route NA30A Elevations and Floor Plans	CB_84_139_300_PR_NA30A_01
			CB_84_139_200_PR_NA30A_02 Principle Route NA30A Elevations and Floor Plans	CB_84_139_300_PR_NA30A_02
			CB_84_139_200_PR_NA30A_03 Principle Route NA30A Elevations and Floor Plans	CB_84_139_300_PR_NA30A_03
			CB_84_139_200_PR_B_01 A Principle Route Flat Block B Elevations and Floor Plans	CB_84_139_300_PR_B_01
			CB_84_139_200_PR_C_2BCH_01 Principle Route Flat Block C Elevations and Floor Plans	CB_84_139_300_PR_C_2BCH_01
			CB_84_139_200_SQ_2BCH_01 Southern Quarter 2BCH Elevations and Floor Plans	CB_84_139_300_SQ_2BCH_01
			CB_84_139_SQ_NA20_E02 Southern Quarter NA20 Elevations and Floor Plans	CB_84_139_300_SQ_NA20_02
			CB_84_139_200_SQ_NA21_01 Southern Quarter NA21 Elevations and Floor Plans	CB_84_139_300_SQ_NA21_01
			CB_84_139_200_SQ_NA21_03 Southern Quarter NA21 Elevations and Floor Plans	CB_84_139_300_SQ_NA21_03
			CB_84_139_200_SQ_NA21_02 Southern Quarter NA21 Elevations and Floor Plans	CB_84_139_300_SQ_NA21_02
			CB_84_139_200_SQ_NA21_04 Southern Quarter NA21 Elevations and Floor Plans	CB_84_139_300_SQ_NA21_04
			CB_84_139_200_SQ_NA21_NA20_01 Southern Quarter NA21_NA20 Elevations and Floor Plans	CB_84_139_300_SQ_NA21_NA20_01

			CB_84_139_200_SQ_NT31A_NA30A_NA22A_01 Southern Quarter T31A_NA30A_NA22A Elevations and Floor Plans	CB_84_139_300_SQ_NT31A_NA30A_NA22A_01
			CB_84_139_200_SQ_NA32_01 Southern Quarter NA32 Elevations and Floor Plans	CB_84_139_300_SQ_NA32_01
			CB_84_139_200_SQ_NA32_02 Southern Quarter NA32 Elevations and Floor Plans	CB_84_139_300_SQ_NA32_02
			CB_84_139_200_SQ_NA32_03 Southern Quarter NA32 Elevations and Floor Plans	CB_84_139_300_SQ_NA32_03
			CB_84_139_200_SQ_NA42_01 Southern Quarter NA42 Elevations and Floor Plans	CB_84_139_300_SQ_NA42_01
			CB_84_139_200_SQ_NA44_01 Southern Quarter NA44 Elevations and Floor Plans	CB_84_139_300_SQ_NA44_01
			CB_84_139_200_SQ_NA44_02 Southern Quarter NA44 Elevations and Floor Plans	CB_84_139_300_SQ_NA44_02
			CB_84_139_200_SQ_NB32_01 Southern Quarter NB32 Elevations and Floor Plans	CB_84_139_300_SQ_NB32_01
			CB_84_139_200_SQ_NB32_02 Southern Quarter NB32 Elevations and Floor Plans	CB_84_139_300_SQ_NB32_02
			CB_84_139_200_SQ_NT30_03 Southern Quarter NT30 Elevations and Floor Plans	CB_84_139_300_SQ_NT30_03
			CB_84_139_200_SQ_NT30_01 Southern Quarter NT30 Elevations and Floor Plans	CB_84_139_300_SQ_NT30_01
			CB_84_139_200_SQ_NT30_02 Southern Quarter NT30 Elevations and Floor Plans	CB_84_139_300_SQ_NT30_02
			CB_84_139_200_SQ_NT31_02 Southern Quarter NT31 Elevations and Floor Plans	CB_84_139_300_SQ_NT31_02
			CB_84_139_200_SQ_NT31_01 Southern Quarter NT31 Elevations and Floor Plans	CB_84_139_300_SQ_NT31_01

			CB_84_139_200_SQ_NT31_03 Southern Quarter NT31 Elevations and Floor Plans	CB_84_139_300_SQ_NT31_03
			CB_84_139_200_SQ_NT41_01 Southern Quarter NT41 Elevations and Floor Plans	CB_84_139_300_SQ_NT41_01
			CB_84_139_200_SQ_NT41_03 Southern Quarter NT41 Elevations and Floor Plans	CB_84_139_300_SQ_NT41_03
			CB_84_139_200_PR_NT41A_NA22A_01 Southern Quarter 2BCH Elevations and Floor Plans	CB_84_139_300_SQ_NT41A_NA22A_01
			CB_84_139_SQ_2BW_01 Southern Quarter 2BCH Elevations and Floor Plans	CB_84_139_300_SQ_2BW_01
			CB_84_139_200_GAR_01 Single Garage Elevations & Floor Plans	CB_84_139_300_GAR_01
			CB_84_139_200_GAR_02 Double Garage Elevations & Floor Plans	CB_84_139_300_GAR_02
			CB_84_139_200_GAR_03 Double Garage Elevations & Floor Plans	CB_84_139_300_GAR_03
			CB_84_139_200_GAR_04 Double Garage Elevations & Floor Plans	CB_84_139_300_GAR_04
			CB_84_139_BINCYCLE_01 Bin & Cycle Store Elevations & Floor Plans	CB_84_139_300_CYC_01
			CB_84_139_200_SUB_01 Sub-Station Elevations & Floor Plans	CB_84_139_300_SUB_01
			CB_84_139_200_NE_SS01 Rev A Northern Edge Street Scenes	CB_84_139_300_NE_SS01
2	- Apartment Block F and A swap the bin and cycle stores internally resulting		Block A & 2BCH floor plans and elevations 2CBH_01A	CB_84_139_300_PR_A_2BCH_01
			Block B elevations and floor plans B_01 A	CB_84_139_300_PR_B_01
			Block F & 2BCH elevations and floor plans 2BCH_01 A	CB_84_139_300_PR_F_2BCH_01

	in fenestration details changing location. - Apartment Block B has an additional lean to for the bin store, along with the existing separate bin/cycle store reducing in size to be solely for cycle storage. - Amendments to the layout adjacent to Block B to the access and arrangement of the parking spaces. - Changes to the fence plans which include knee rail fences to edges of drainage basins. - Changes to the shape and size of the drainage basins.	Approved 15 th April 2024 Ref. P/22/24/N MA	Ponds & POS landscaping amended bin stores amended 201 B	CB_84_139_301
			Bin and cycle storage plan 207 B	CB_84_139_300_CYC_01
			External enclosures plan 209 B	CB_84_139_309 External Enclosures Plan
			External finishes plan 208 B	CB_84_139_308 External finishes plan
			Cycle store floor plans and elevations CYC 01	CB_84_139_300_CYC_01
3	House type substitution at Plots 139 – 226 to meet Future Homes standards.	Approved 11 th September 2024 Ref. P/58/24/N MA	CB_84_139_101 Rev A Planning Layout	CB_84_139_301 Planning Layout
			CB_84_139_103 Rev A Housing Mix Plan	CB_84_139_303 Housing Mix Plan
			CB_84_139_104 Rev A Affordable Housing Plan	CB_84_139_303 Affordable Housing Plan
			CB_84_139_105 Rev A Building Heights Plan	CB_84_139_303 Building Heights Plan
			CB_84_139_106 Rev A Parking Strategy Plan	CB_84_139_306 Parking Strategy Plan
			CB_84_139_107 Rev A Bin & Cycle Storage Plan	CB_84_139_307 Bin & Cycle Storage Plan
			CB_84_139_108 Rev A External finishes plan	CB_84_139_308 External finishes plan
			CB_84_139_109 Rev A External Enclosures Plan	CB_84_139_309 External Enclosures Plan
			CB_84_139_211 Rev A Street Scene Location Plan	CB_84_139_311 Street Scene Location Plan
			CB_84_139_112 Rev A House Type Plan	CB_84_139_312 House Type Plan

			CB_84_139_113 Rev A Character Areas Plan	CB_84_139_313 Character Areas Plan
			CB_84_139_115 Rev A Garden Compliance Plan	CB_84_139_315 Garden Compliance Plan
			CB_84_139_100_PR_EMB31_01 Principal Route EMB31 Elevations And Floor Plans	CB_84_139_300_PR_NB32_01
			CB_84_139_100_PR_EMB31_02 Principal Route EMB31 Elevations And Floor Plans	CB_84_139_300_PR_NB32_02
			CB_84_139_100_PR_EMB31_03 Principal Route EMB31 Elevations And Floor Plans	CB_84_139_300_PR_NB32_03
			CB_84_139_100_PR_EMB31_04 Principal Route EMB31 Elevations And Floor Plans	CB_84_139_300_PR_NB32_04
			CB_84_139_100_PR_EMT31_01 Principal Route EMT31 Elevations And Floor Plans	CB_84_139_300_PR_NT31_01
			CB_84_139_100_PR_EMT31_EMA22_01 Principal Route EMT31 & EMA22 Elevations And Floor Plans	CB_84_139_300_PR_NT31_NA20_01
			CB_84_139_100_PR_EMT41A_01 Principal Route EMT41A Elevations And Floor Plans	CB_84_139_300_PR_NT41_01
			CB_84_139_100_PR_EMAP32A_01 Principal Route EMAP32A Elevations And Floor Plans	CB_84_139_300_PR_NA30A_02
			CB_84_139_200_PR_NA30A_03 Principal Route NA30A ELEVATIONS AND FLOOR PLANS	CB_84_139_300_PR_NA30A_03
			CB_84_139_100_PR_D_EMT22A_01 Principal Route BLOCK D & EMT22A Elevations And Floor Plans	CB_84_139_300_PR_D_2BCH_01
			CB_84_139_100_SQ_EMA45_01 Southern Quarter EMA45 Elevations And Floor Plans	CB_84_139_300_SQ_NA44_01
			CB_84_139_100_SQ_EMA45_02 Southern Quarter EMA45 Elevations And Floor Plans	CB_84_139_300_SQ_NA44_02
			CB_84_139_100_SQ_EMT45_01 Southern Quarter EMT45 Elevations And Floor Plans	CB_84_139_300_SQ_NT42_01

			CB_84_139_100_SQ_EMA42_01 Southern Quarter EMA42 Elevations And Floor Plans	CB_84_139_300_SQ_NA42_01
			CB_84_139_100_SQ_EMT41_01 Southern Quarter EMT41 Elevations And Floor Plans	CB_84_139_300_SQ_NT41_01
			CB_84_139_100_SQ_EMT41_02 Southern Quarter EMT41 Elevations And Floor Plans	CB_84_139_300_SQ_NT41_02
			CB_84_139_100_SQ_EMT41_03 Southern Quarter EMT41 Elevations And Floor Plans	CB_84_139_300_SQ_NT41_03
			CB_84_139_100_SQ_EMB31_01 Southern Quarter EMB31 Elevations And Floor Plans	CB_84_139_300_SQ_NB32_01
			CB_84_139_100_SQ_EMB31_02 Southern Quarter EMB31 Elevations And Floor Plans	CB_84_139_300_SQ_NB32_02
			CB_84_139_100_SQ_EMA33_01 Southern Quarter EMA33 Elevations And Floor Plans	CB_84_139_300_SQ_NA32_01
			CB_84_139_100_SQ_EMA33_02 Southern Quarter EMA33 Elevations And Floor Plans	CB_84_139_300_SQ_NA32_02
			CB_84_139_100_SQ_EMA33_03 Southern Quarter EMA33 ELEVATIONS AND FLOOR PLANS	CB_84_139_300_SQ_NA32_03
			CB_84_139_100_SQ_EMT31_01 Southern Quarter EMT31 Elevations And Floor Plans	CB_84_139_300_SQ_NT31_01
			CB_84_139_100_SQ_EMT31_02 Southern Quarter EMT31 Elevations And Floor Plans	CB_84_139_300_SQ_NT31_02
			CB_84_139_100_SQ_EMT31_03 Southern Quarter EMT31 Elevations And Floor Plans	CB_84_139_300_SQ_NT31_03
			CB_84_139_100_SQ_EMT32_01 Southern Quarter EMT32 Elevations And Floor Plans	CB_84_139_300_SQ_NT30_01
			CB_84_139_100_SQ_EMT32_02 Southern Quarter EMT32 Elevations And Floor Plans	CB_84_139_300_SQ_NT30_02

			CB_84_139_100_SQ_EMT32_03 Southern Quarter EMT32 Elevations And Floor Plans	CB_84_139_300_SQ_NT30_03
			CB_84_139_100_SQ_EMA23_01 Southern Quarter EMA23 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_01
			CB_84_139_100_SQ_EMA23_02 Southern Quarter EMA23 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_02
			CB_84_139_100_SQ_EMA23_03 Southern Quarter EMA23 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_03
			CB_84_139_100_SQ_EMA23_04 Southern Quarter EMA23 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_04
			CB_84_139_100_SQ_EMA23_EMA22_01 Southern Quarter EMA23 & EMA22 ELEVATIONS AND FLOOR PLANS	CB_84_139_300_SQ_NA21_NA20_01
			CB_84_139_100_SQ_EMA23_EMA22_02 Southern Quarter EMA23 & EMA22 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_NA20_02
			CB_84_139_100_SQ_EMA22_01 Southern Quarter EMA22 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_01
			CB_84_139_100_SQ_EMA22_02 Southern Quarter EMA22 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_02
			CB_84_139_100_SQ_EMAW21_01 Southern Quarter EMAW21 Elevations And Floor Plans	CB_84_139_300_SQ_2BW_01
			CB_84_139_100_SQ_1BM_01 Southern Quarter 1BM Elevations And Floor Plans	CB_84_139_300_SQ_1BM_01
			CB_84_139_100_SQ_EMT41A_EMAP22_01 Southern Quarter EMT41A & EMAP22 Elevations And Floor Plans	CB_84_139_300_SQ_NT41A_NA22A_01
4	Add substation by Apartment Block C.	Approved 31 st March 2025	Planning Layout CB_84_139_101 rev B	CB_84_139_301 Planning Layout
			Housing Mix Plan CB_84_139_103 rev B	CB_84_139_303 Housing Mix Plan
			Affordable Housing Plan CB_84_139_104 rev B	CB_84_139_303 Affordable Housing Plan

		Ref. P/27/25/N MA	Building Heights Plan CB_84_139_105 rev B	CB_84_139_303 Building Heights Plan
			Parking Plan CB_84_139_106 rev B	CB_84_139_306 Parking Strategy Plan
			Bin & Cyle Storage Plan CB_84_139_107 rev B	CB_84_139_307 Bin & Cycle Storage Plan
			External Finishes Plan CB_84_139_108 rev B	CB_84_139_308 External finishes plan
			External Enclosures Plan CB_84_139_109 rev B	CB_84_139_309 External Enclosures Plan
			House-type Plan CB_84_139_112 rev B	CB_84_139_312 House Type Plan
			Character Areas Plan CB_84_139_113 rev B	CB_84_139_313 Character Areas Plan
			Garden Compliance Plan CB_84_139_115 rev B	CB_84_139_315 Garden Compliance Plan
			Substation Elevations and Floor Plans CB_84_139_100_SUB_01	Substation Elevations and Floor Plans CB_84_139_300_SUB_01
			Fire Tender Swept Path Analysis WSC-E4775-001 J	n/a
			Refuse Tender Swept Path Analysis WSC-E4775-002 J	n/a
			Visibility Splay Analysis WSC-E4775-004 K	n/a
			Mini-Bus Swept Path Analysis WSC-E4775-024 B	n/a
			Visibility Splay Analysis & Cycle Crossings Sheet 1 of 3 WSC-E4775-027 C	n/a
			Visibility Splay Analysis & Cycle Crossings Sheet 2 of 3 WSC-E4775-028 A	n/a
			Visibility Splay Analysis & Cycle Crossings Sheet 3 of 3 WSC-E4775-029 A	n/a
			Landscape Proposals Soft Landscape Sheet 1 2038_200_Soft rev J	Landscape Proposals Soft Landscape Sheet 1 2038_200_Soft rev P
			Landscape Proposals Soft Landscape Sheet 2 2038_201_Soft rev J	Landscape Proposals Soft Landscape Sheet 2 2038_201_Soft rev P
			Landscape Proposals Soft Landscape Sheet 3 2038_202_Soft rev J	Landscape Proposals Soft Landscape Sheet 3 2038_202_Soft rev P
			Landscape Proposals Soft Landscape Sheet 4 2038_203_Soft rev J	Landscape Proposals Soft Landscape Sheet 4 2038_203_Soft rev P

			Landscape Proposals Soft Landscape Sheet 5 2038_204_Soft rev J	Landscape Proposals Soft Landscape Sheet 5 2038_204_Soft rev P
			Landscape Proposals POS Landscape Sheet 1 2038_205_POS rev O	Landscape Proposals POS Landscape Sheet 1 2038_205_POS rev P
			Landscape Proposals POS Landscape Sheet 2 2038_206_POS rev O	Landscape Proposals POS Landscape Sheet 2 2038_206_POS rev P
			Landscape Proposals POS Landscape Sheet 3 2038_207_POS rev O	Landscape Proposals POS Landscape Sheet 3 2038_207_POS rev P
			Landscape Proposals POS Landscape Sheet 4 2038_208_POS rev O	Landscape Proposals POS Landscape Sheet 4 2038_208_POS rev P
			Landscape Proposals POS Landscape Sheet 5 2038_209_POS rev O	Landscape Proposals POS Landscape Sheet 5 2038_209_POS rev P
			Hard Landscape Proposals Sheet 4 of 5 2038_137 rev E	Hard Landscape Proposals Sheet 4 of 5 2038_137 rev G
5	Amending wording of condition 8 to allow phased discharge.	Approved 31 st March 2025 Ref. P/28/25/N MA	n/a	n/a
6	Reduce materials at Plots 146, 154, 163, 174 and 212. Reduce block paving.	Accepted in principle in letter dated 19 th December 2025 (see Appendix	Plans Refused 19th December 2025	
			2038_134_E_Hard Landscape Proposals_Sheet 1of5	2038_134_F_Hard Landscape Proposals_Sheet 1of5
			2038_135_E_Hard Landscape Proposals_Sheet 2of5	2038_135_F_Hard Landscape Proposals_Sheet 2of5
			2038_136_E_Hard Landscape Proposals_Sheet 3of5	2038_136_G_Hard Landscape Proposals_Sheet 3of5
			2038_137_F_Hard Landscape Proposals_Sheet 4of5	2038_137_G_Hard Landscape Proposals_Sheet 4of5

		B of this letter).	2038_138_E_Hard Landscape Proposals_Sheet 5of5	2038_138_F_Hard Landscape Proposals_Sheet 5of5
		Ref. P/154/25/ NMA	CB_84_139_100_PR_EMT41A_01 REV A	CB_84_139_300_PR_NT41A_01
			CB_84_139_100_SQ_EMT31_03 REV A	CB_84_139_300_SQ_NT31_03
			CB_84_139_100_SQ_EMT32_03 REV A	CB_84_139_300_SQ_NT30_03
			CB_84_139_100_SQ_EMT41_02 REV A	CB_84_139_300_SQ_NT41_02
			CB_84_139_101 Planning Layout REV G	CB_84_139_301 Planning Layout
			CB_84_139_103 Housing Mix Plan REV F	CB_84_139_303 Housing Mix Plan
			CB_84_139_104 Affordable Housing Plan REV F	CB_84_139_303 Affordable Housing Plan
			CB_84_139_105 Building Heights Plan REV F	CB_84_139_303 Building Heights Plan
			CB_84_139_106 Parking Plan REV F	CB_84_139_306 Parking Strategy Plan
			CB_84_139_107 Bin and Cycle Storage Plan REV F	CB_84_139_307 Bin & Cycle Storage Plan
			CB_84_139_108 External Finishes Plan REV F	CB_84_139_308 External finishes plan
			CB_84_139_109 External Enclosures Plan REV F	CB_84_139_309 External Enclosures Plan
			CB_84_139_112 Housetype Plan REV F	CB_84_139_312 House Type Plan
			CB_84_139_113 Character Areas Plan REV F	CB_84_139_313 Character Areas Plan
			CB_84_139_115 Garden Compliance Plan REV F	CB_84_139_315 Garden Compliance Plan
7	Amendment to entrance canopies at Plots 93 & 94.	Approved 7 th May 2026 Ref. P/42/26/N MA	CB_84_139_300_NE_NA32_03 (NA32 Elevations And Floor Plans)	CB_84_139_300_NE_NA32_03

NMA 6

As mentioned above, NMA Number 6 was refused due to inconsistency in plans, however, the Decision Notice did confirm that “*the proposed changes to the block paving and elevational materials are considered to be non-material, and are accepted in principle*”.

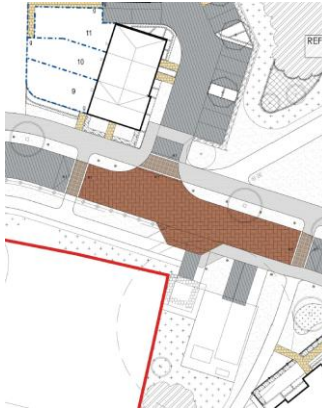
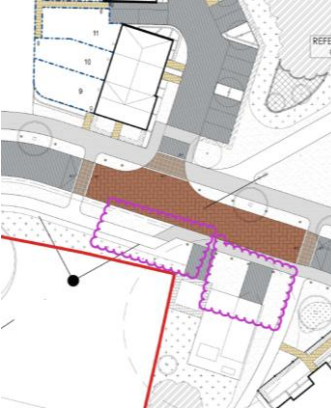
The refusal letter dated 19th December 2025 identified issues with the following plans submitted with NMA 6 (application ref. P/154/25/NMA):

- Hard Landscape Proposals Sheet 2 of 5 ref. CSA/2035/135 rev E
- Hard Landscape Proposals Sheet 3 of 5 ref. CSA/2035/136 rev E
- Hard Landscape Proposals Sheet 4 of 5 ref. CSA/2035/137 rev F
- Hard Landscape Proposals Sheet 5 of 5 ref. CSA/2035/138 rev E

The Hard Landscape Proposal Plans above have been amended and submitted with this NMA.

The table below provides a response to each of the points raised in the letter dated 19th December 2025 to clearly show the plans have been amended.

Table 2: Response to NMA 6 Comments

Plan	Case Officer Comment	Applicant Response
Hard Landscape Proposals Sheet 2 of 5 ref. CSA/2035/135 rev E Hard Landscape Proposals Sheet 3 of 5 ref. CSA/2035/136 rev E	The landscaping and layout to the south of plots 9, 10, and 11 (comprising a junction, and two access points to the sub-station and pumping station) varies quite significantly from the other submitted plans showing the site in full. A layby space has been added; footpath has been moved; substation paving is incorrectly placed and not shaded in colour; and the hatching to denote the material for the access to the substation does not align with the lines for the access. This conflicts with the layout and landscaping as shown under CB_84_139_101, 103, 104, 105, 106, 107, 108, 109, 113, 115 (hereby referred to as CB_84_139_101 and other site plans), which have all been submitted under new revisions under this NMA.	The Hard Landscape Proposals Sheet 2 (ref. 2038_135 rev F) has been updated to remove the layby adjacent to the pumping station, and to amend the location of tarmac at the entrance to the pumping station. Sheet 2 rev E  Sheet 2 rev F 
	The hatching to the south of Block F is incorrect. This shows one of the parking spaces to be soft landscaping, and concrete paving slabs to be bituminous surface. The Planning Layout CB_84_139_101 Rev G and other site plans denote the parking space as bituminous surface, and the footpath as paving slabs.	The Hard Landscape Proposals Sheet 2 (ref. 2038_135 rev F) has been updated to show the car parking by Block F as bituminous surface, and the footpath north of Plot 227 as bituminous. Sheet 2 rev E Sheet 2 rev F

		
	The landscaping around Plot 240 also does not match CB_84_139_101 and other site plans (103, 104 etc). This shows an additional paving slab path and soft landscaping where the site plans show bituminous surface. The denoted paving slab path to the north of Plot 240 is also incorrectly placed, and does not accord with the paving layout as shown on CB_84_139_101.	The Hard Landscape Proposals Sheet 2 (ref. 2038_135 rev F) has been updated to include the additional paving slabs by Block A. The Hard Landscape Proposals Sheet 2 (ref. 2038_135 rev F) has also been updated to provide tarmac by Plot 240. Sheet 2 rev E  Sheet 2 rev F 

A paving slab footpath is shown to the north of plots 16-18. This paving is not denoted on CB_84_139_101 and other site plans, and is shown as bituminous surface.

The Hard Landscape Proposals Sheet 2 (ref. 2038_135 rev F) has been updated to provide tarmac to the north of Plots 16 – 18.

Sheet 2 rev E



Sheet 2 rev F



Footpath materiality is shown as vehicular bituminous surface on the footpath between plots 229, 230 and 225. This is shown to be footpath / cycleway bituminous surface on CB_84_139_101 and other site plans.

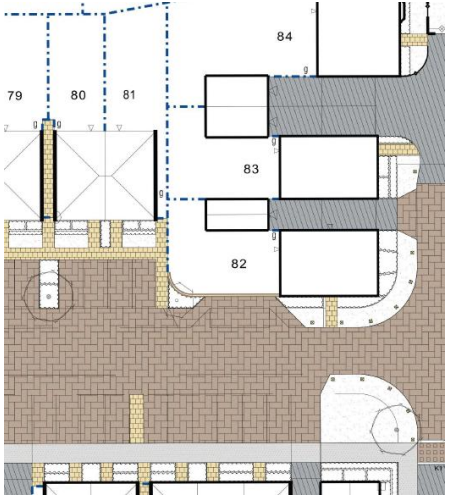
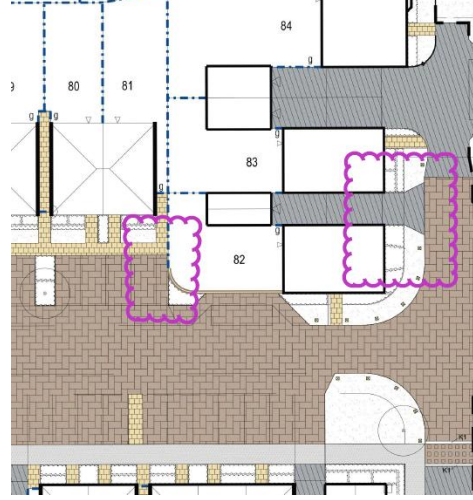
The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to provide separate material footpath around to car parking spaces at Plots 225 and 229.

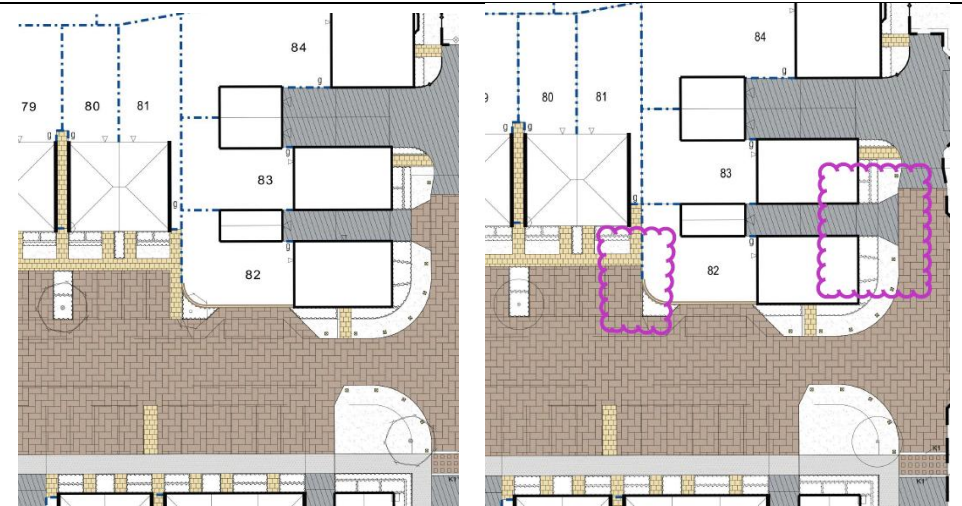
Sheet 3 rev E



Sheet 3 rev G



	Paving slab shown to south of Plot 81, but is block paving on CB_84_139_101.	The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to remove the slab by Plot 81 . Sheet 3 rev E  Sheet 3 rev G 
	Drop kerb access to plot 82 shown as block paving, but should be bituminous as per CB_84_139_101	The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to add tarmac at the dropped kerb at Plot 82 . Sheet 3 rev E Sheet 3 rev G



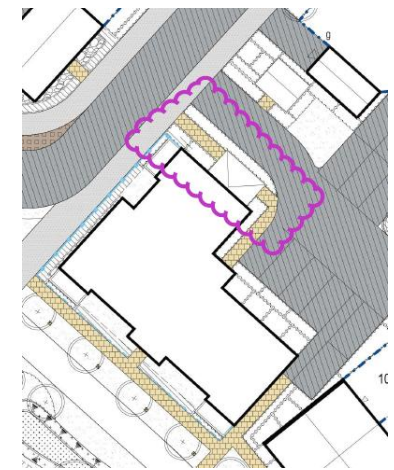
Bituminous hatching missing for parking spaces in parking area to north of Block B. This is shown as soft landscaping.

The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to add slab paving by Block B

Sheet 3 rev E



Sheet 3 rev G



Inconsistencies with location of paving slab paths around Block A. One path is in the wrong place, another path is missing hatching; conflicting that shown on CB_84_139_101 and other site plans

The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to provide a tarmac path by Plot 29.

Sheet 3 rev E



Sheet 3 rev G

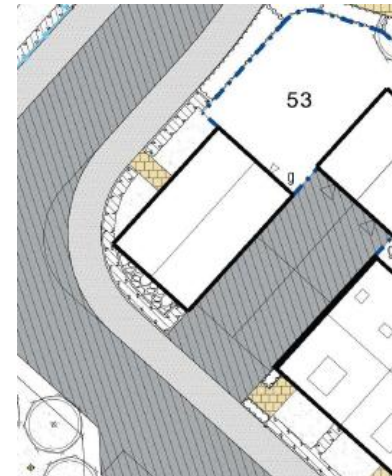


Hatching is incorrect on corner to front of Plot 53. This is shown as vehicular bituminous surface, however the adjacent corner outside Plot 58 is denoted as concrete sett paving.

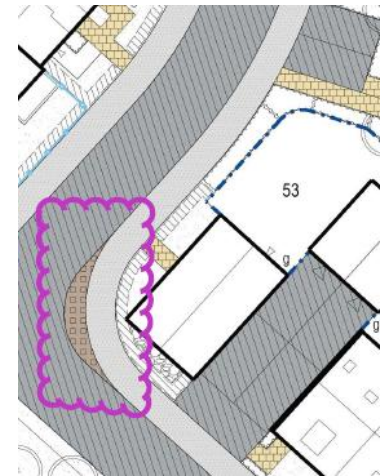
CB_84_139_101 shows these corners to both be bituminous surfacing to match the footpath.

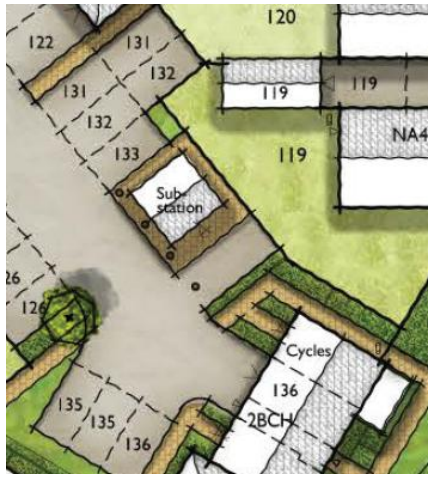
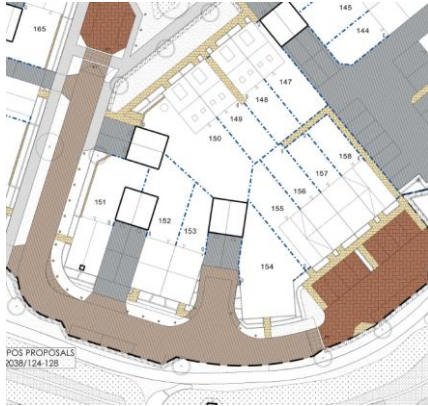
The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to include concrete set paving by Plot 58.

Sheet 3 rev E



Sheet 3 rev G

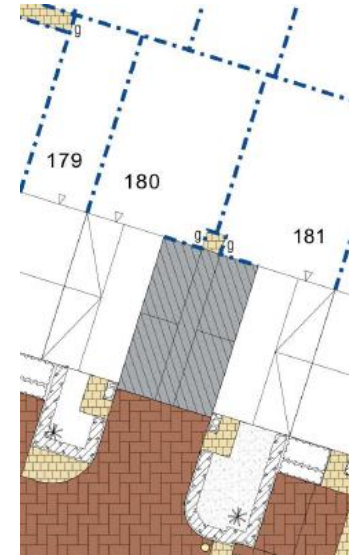


Hard Landscape Proposals Sheet 4 of 5 CSA/2035/137 Rev F	A paving slab footpath is shown around the substation to the west of Plot 119; this paving is not shown on CB_84_139_101 and other site plans.	The Planning Layout has been updated to show paving around the substation. 
	Road surfacing around Plots 151-154 has incorrect colouring. This is coloured as block paving, but hatched as bituminous surface. It is therefore unclear what materiality this is proposed to be. CB_84_139_101 and other site plans show this to be bituminous surfacing.	The Hard Landscape Proposals Sheet 3 (ref. 2038_136 rev G) has been updated to remove block paving. Sheet 4 rev E  Sheet 4 rev G 

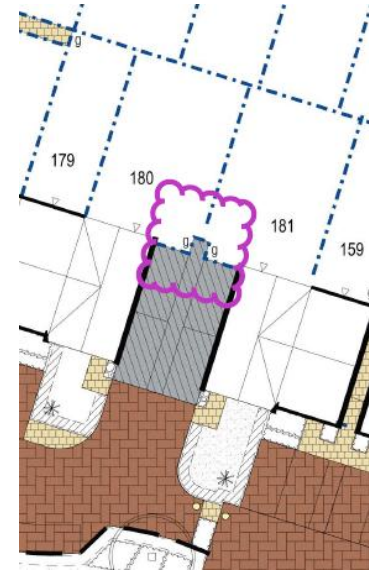
A very small area of paving slab is shown to the north of parking spaces for blocks 180 and 181. It is queried whether this should be paving slab or bituminous, as CB_84_139_101 indicates this is bituminous.

The Hard Landscape Proposals Sheet 4 (ref. 2038_137 rev G) has been updated to provide tarmac by Plots 180 and 181.

Sheet 4 rev E

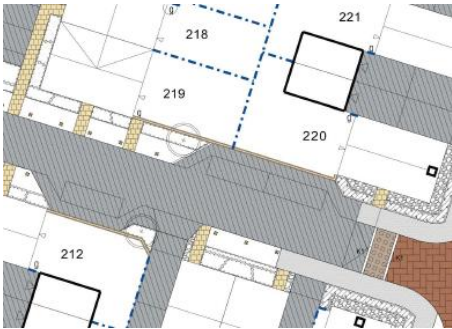


Sheet 4 rev G



The drop kerb to front of parking for Plot 220 and 221 is shown as bituminous surface, but is shown to be block paving on CB_84_139_101 and other site plans.

The Planning Layout has been updated to tarmac (bituminous surface) at the drop kerbs by Plots 220 and 221.

		
Hard Landscape Proposals Sheet 5 of 5 CSA/2035/138 Rev E	Footpath materiality is shown as vehicular bituminous surface on the footpath between plots 219, 220 and 212. This also occurs on the edge of the visitor parking layby to the east. CB_84_139_101 and other site plans show this to be footpath bituminous surface.	The Hard Landscape Proposals Sheet 5 (ref. 2038_138 rev F) has been updated to provide separate material footpath around to car parking spaces at Plots 212 and 220. Sheet 5 rev E  Sheet 5 rev F 

Non-Material Amendment Justification

Section 96a Policy (NMA) Section 96a of the Town and Country Planning Act 1990 enables local planning authorities in England to make a change to any planning permission relating to land in their jurisdiction where they are satisfied that the change is not material. Applications under Section 96a can be made by any person with an interest in the land to which the planning permission relates. Specifically, the act states that:

“A local authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes under this section, on the planning permission as originally granted.”

The National Planning Practice Guidance makes it clear that the Section 96A procedure is appropriate for dealing with non-material amendments to planning conditions.

No definition of what constitutes a non-material change is provided in the legislation nor in the National Planning Practice Guidance, instead it states:

“There is no statutory definition of ‘non-material’. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another.”

It is our view that the application should be considered a Non-Material Amendment and an acceptable amendment as it does not involve works which materially affect the principles of the originally approved proposal.

Information Submitted

To enable the Council to consider the application, please find enclosed the following information, which has been submitted via the planning portal under reference PP-14787568.

Table 3: Plans submitted as part of this NMA

Plan	Reference
Planning Layout	CB_84_139_301
Housing Mix Plan	CB_84_139_303
Affordable Housing Plan	CB_84_139_303
Building Heights Plan	CB_84_139_303
Parking Plan	CB_84_139_306
Bin & Cyle Storage Plan	CB_84_139_307
External Finishes Plan	CB_84_139_308
External Enclosures Plan	CB_84_139_309
House-type Plan	CB_84_139_312
Character Areas Plan	CB_84_139_313
Garden Compliance Plan	CB_84_139_315
Streetscene Location Plan	CB_84_139_311
Street Scenes	
Northern Edge Streetscenes	CB_84_139_300_NE_SS01
Northern Edge Streetscenes	CB_84_139_300_NE_SS02
Northern Edge Streetscenes	CB_84_139_300_NE_SS03
Northern Edge Streetscenes	CB_84_139_300_NE_SS04
Northern Edge Streetscenes	CB_84_139_300_NE_SS05
Northern Edge Streetscenes	CB_84_139_300_NE_SS06
Principal Route Streetscenes	CB_84_139_300_PR_SS01
Principal Route Streetscenes	CB_84_139_300_PR_SS02
Principal Route Streetscenes	CB_84_139_300_PR_SS03

Southern Quarter Streetscenes	CB_84_139_300_SQ_SS01
Southern Quarter Streetscenes	CB_84_139_300_SQ_SS02
Southern Quarter Streetscenes	CB_84_139_300_SQ_SS03
Southern Quarter Streetscenes	CB_84_139_300_SQ_SS04
Southern Quarter Streetscenes	CB_84_139_300_SQ_SS05
Southern Quarter Streetscenes	CB_84_139_300_SQ_SS06
Northern Edge House-types	
2BCH Elevations And Floor Plans	CB_84_139_300_NE_2BCH_01
NA20 Elevations And Floor Plans	CB_84_139_300_NE_NA20_01
NA20 Elevations And Floor Plans	CB_84_139_300_NE_NA20_02
NA20 Elevations And Floor Plans	CB_84_139_300_NE_NA20_03
NA20 & 2BCH Elevations And Floor Plans	CB_84_139_300_NE_NA20_2BCH_01
NA21 Elevations And Floor Plans	CB_84_139_300_NE_NA21_01
NA21 Elevations And Floor Plans	CB_84_139_300_NE_NA21_02
NA21 Elevations And Floor Plans	CB_84_139_300_NE_NA21_03
NA21 & NA20 Elevations And Floor Plans	CB_84_139_300_NE_NA21_NA20_01
NA22A Elevations And Floor Plans	CB_84_139_300_NE_NA22A_01
NA32 Elevations And Floor Plans	CB_84_139_300_NE_NA32_01
NA32 Elevations And Floor Plans	CB_84_139_300_NE_NA32_02
NA32 Elevations And Floor Plans	CB_84_139_300_NE_NA32_03
NA42 Elevations And Floor Plans	CB_84_139_300_NE_NA42_01
NA42 Elevations And Floor Plans	CB_84_139_300_NE_NA42_02
NA44 Elevations And Floor Plans	CB_84_139_300_NE_NA44_01
NT31 Elevations And Floor Plans	CB_84_139_300_NE_NT31_01
NT31 Elevations And Floor Plans	CB_84_139_300_NE_NT31_02
NT31A & NA22A Elevations And Floor Plans	CB_84_139_300_NE_NT31A_NA22A_01
NT31A & NA22A Elevations And Floor Plans	CB_84_139_300_NE_NT31A_NA22A_02
NT41 Elevations And Floor Plans	CB_84_139_300_NE_NT41_01
NT41 Elevations And Floor Plans	CB_84_139_300_NE_NT41_02
NT42 Elevations And Floor Plans	CB_84_139_300_NE_NT42_01
Principal Route House-types	
Block A & 2BCH Elevations And Floor Plans	CB_84_139_300_PR_A_2BCH_01
Block B Elevations And Floor Plans	CB_84_139_300_PR_B_01
Block C & 2BCH Elevations And Floor Plans	CB_84_139_300_PR_C_2BCH_01
Block D & 2BCH Elevations And Floor Plans	CB_84_139_300_PR_D_2BCH_01
Block E & 1BCH Elevations And Floor Plans	CB_84_139_300_PR_E_1BCH_01
Block F & 2BCH Elevations And Floor Plans	CB_84_139_300_PR_F_2BCH_01
NA20 Elevations And Floor Plans	CB_84_139_300_PR_NA20_01
NA21 Elevations And Floor Plans	CB_84_139_300_PR_NA21_01
NA30A Elevations And Floor Plans	CB_84_139_300_PR_NA30A_01
NA30A Elevations And Floor Plans	CB_84_139_300_PR_NA30A_02
NA30A Elevations And Floor Plans	CB_84_139_300_PR_NA30A_03
NA32 Elevations And Floor Plans	CB_84_139_300_PR_NA32_01
NA32 Elevations And Floor Plans	CB_84_139_300_PR_NA32_02
NA42 Elevations And Floor Plans	CB_84_139_300_PR_NA42_01
NA42A Elevations And Floor Plans	CB_84_139_300_PR_NA42A_01
NA44 Elevations And Floor Plans	CB_84_139_300_PR_NA44_01
NB32 Elevations And Floor Plans	CB_84_139_300_PR_NB32_01
NB32 Elevations And Floor Plans	CB_84_139_300_PR_NB32_02
NB32 Elevations And Floor Plans	CB_84_139_300_PR_NB32_03
NB32 Elevations And Floor Plans	CB_84_139_300_PR_NB32_04

NB32 Elevations And Floor Plans	CB_84_139_300_PR_NB32_05
NT31 Elevations And Floor Plans	CB_84_139_300_PR_NT31_01
NT31 Elevations And Floor Plans	CB_84_139_300_PR_NT31_02
NT31 Elevations And Floor Plans	CB_84_139_300_PR_NT31_03
NT31 & NA20 Elevations And Floor Plans	CB_84_139_300_PR_NT31_NA20_01
NT31 & NA20 Elevations And Floor Plans	CB_84_139_300_PR_NT31_NA20_02
NT41 Elevations And Floor Plans	CB_84_139_300_PR_NT41_01
NT41A Elevations And Floor Plans	CB_84_139_300_PR_NT41A_01
Southern Quarter House-types	
1BM Elevations And Floor Plans	CB_84_139_300_SQ_1BM_01
2BCH Elevations And Floor Plans	CB_84_139_300_SQ_2BCH_01
2BW Elevations And Floor Plans	CB_84_139_300_SQ_2BW_01
NA20 Elevations And Floor Plans	CB_84_139_300_SQ_NA20_01
NA20 Elevations And Floor Plans	CB_84_139_300_SQ_NA20_02
NA21 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_01
NA21 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_02
NA21 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_03
NA21 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_04
NA21 & NA20 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_NA20_01
NA21 & NA20 Elevations And Floor Plans	CB_84_139_300_SQ_NA21_NA20_02
NA32 Elevations And Floor Plans	CB_84_139_300_SQ_NA32_01
NA32 Elevations And Floor Plans	CB_84_139_300_SQ_NA32_02
NA32 Elevations And Floor Plans	CB_84_139_300_SQ_NA32_03
NA42 Elevations And Floor Plans	CB_84_139_300_SQ_NA42_01
NA44 Elevations And Floor Plans	CB_84_139_300_SQ_NA44_01
NA44 Elevations And Floor Plans	CB_84_139_300_SQ_NA44_02
NB32 Elevations And Floor Plans	CB_84_139_300_SQ_NB32_01
NB32 Elevations And Floor Plans	CB_84_139_300_SQ_NB32_02
NT30 Elevations And Floor Plans	CB_84_139_300_SQ_NT30_01
NT30 Elevations And Floor Plans	CB_84_139_300_SQ_NT30_02
NT30 Elevations And Floor Plans	CB_84_139_300_SQ_NT30_03
NT31 Elevations And Floor Plans	CB_84_139_300_SQ_NT31_01
NT31 Elevations And Floor Plans	CB_84_139_300_SQ_NT31_02
NT31 Elevations And Floor Plans	CB_84_139_300_SQ_NT31_03
NT31A & NA30A & NA22A Elevations And Floor Plans	CB_84_139_300_SQ_NT31A_NA30A_NA22A_01
NT41 Elevations And Floor Plans	CB_84_139_300_SQ_NT41_01
NT41 Elevations And Floor Plans	CB_84_139_300_SQ_NT41_02
NT41 Elevations And Floor Plans	CB_84_139_300_SQ_NT41_03
NT41A & NA22A Elevations And Floor Plans	CB_84_139_300_SQ_NT41A_NA22A_01
NT42 Elevations And Floor Plans	CB_84_139_300_SQ_NT42_01
Garages And Stores	
Single Garage Elevations And Floor Plans	CB_84_139_300_GAR_01
Double Garage Elevations And Floor Plans	CB_84_139_300_GAR_02
Double Garage Elevations And Floor Plans	CB_84_139_300_GAR_03
Double Garage Elevations And Floor Plans	CB_84_139_300_GAR_04
Cycle Store Elevations And Floor Plans	CB_84_139_300_CYC_01
Substation Elevations And Floor Plans	CB_84_139_300_SUB_01
Landscaping	
Hard Landscape Proposals Sheet 1 of 5	2038_134 rev F
Hard Landscape Proposals Sheet 2 of 5	2038_135 rev F

Hard Landscape Proposals Sheet 3 of 5	2038_136 rev G
Hard Landscape Proposals Sheet 4 of 5	2038_137 rev G
Hard Landscape Proposals Sheet 5 of 5	2038_138 rev F
Soft Landscape Proposals Sheet 1 of 5	2038_200 rev L
Soft Landscape Proposals Sheet 2 of 5	2038_201 rev L
Soft Landscape Proposals Sheet 3 of 5	2038_202 rev L
Soft Landscape Proposals Sheet 4 of 5	2038_203 rev L
Soft Landscape Proposals Sheet 5 of 5	2038_204 rev L
POS Landscape Proposals Sheet 1 of 5	2038_205 rev P
POS Landscape Proposals Sheet 2 of 5	2038_206 rev P
POS Landscape Proposals Sheet 3 of 5	2038_207 rev P
POS Landscape Proposals Sheet 4 of 5	2038_208 rev P
POS Landscape Proposals Sheet 5 of 5	2038_209 rev P
Landscape Masterplan	2038_140 rev F

We trust that there is sufficient information for both the validation and determination of this application. However, if you required any further information, please do not hesitate to contact me. We are more than happy to hold a meeting with Officers to further discuss this NMA proposal.

In the meantime, we look forward to receiving confirmation that this application has been validated.

Yours sincerely,

Sarah Hockin

Sarah Hockin
Planning Manager
Taylor Wimpey (Southern Counties)

#

Appendix A: Letter Dated 19th December 2025 (ref. P/154/25/NMA)

This application seeks to amend the location of block paving at the southern portion of the site and reduce quantity of elevational materials at plots 146, 154, 163, 174 and 212.

The amended plans have been reviewed and assessed against the previously approved

plans. Whilst the proposed changes to the block paving and elevational materials are considered to be non-material, and are accepted in principle, there are a number of errors and inconsistencies between the Hard Landscaping Plans (CSA/2038/134-8) and the other plans submitted under this NMA showing the full site; primary the NMA Plot Substitution Planning Layout (CB_84_139_101 Rev G). The following errors have been identified: