

Taylor Wimpey (Southern Counties)
Colvedene Court
Wessex Business Park
Colden Common
Winchester
SO21 1WP

Date: 12th June 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: P/63/26/NMA

Dear Ms Hockin,

**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 P/49/21/RES to regularise all previous NMA applications.

Land North of Sefter Road & 80 Rose Green Road Pagham

This application is for a non-material amendment to P/49/21/RES. The main issue for consideration is whether the proposed change is i) 'non-material' and ii) the proposed change is acceptable. 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 well be material in another. Arun District Council must be satisfied that the amendment sought is non-material in order to grant a non-material amendment application.

Non-material amendments are generally considered to be those changes which are insignificant and do not introduce new material considerations. 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.

This application seeks to regularise a number of NMA applications which have been determined into a single approval. The assessment for whether each of these NMA is non-material and therefore acceptable is outlined below:

NMA 1: P/105/23/NMA (Approved 19th December 2023)

The amendments relating to fenestration, cladding materials and landscaping for specified plots in Ref: P/105/23/NMA were considered non-material. As such, the proposed

amendments from this NMA in this application are considered acceptable.

NMA 2: P/22/24/NMA (Approved in 15th April 2024)

The amendments related to bin storage, parking spaces and drainage basins in Ref: P/22/24/NMA were considered non-material. As such, the proposed amendments from this NMA in this application are considered acceptable.

NMA 3: P/58/24/NMA (Approved in 11th September 2024)

The amendments related to house types over part of the development to meet Future Homes standards in Ref: P/58/24/NMA were considered non-material. As such, the proposed amendments from this NMA in this application are considered acceptable.

NMA 4: P/27/25/NMA (Approved in 31st March 2025)

The amendments to accommodate a substation in Ref: P/27/25/NMA were considered non-material. As such, the proposed amendments from this NMA in this application are considered acceptable.

NMA 5: P/28/25/NMA (Approved in 31st March 2025)

The amendments to amend the wording of condition 8 of P/49/21/RES relating to a new phasing plan for a new ROSPA certificate for drainage basins in Ref: P/28/25/NMA were considered non-material. As such, the proposed amendments from this NMA in this application are considered acceptable.

NMA 6: P/154/25/NMA (Refused on 19th December 2025)

The amendments outlined in Ref: P/154/25/NMA was 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. Whilst the proposed changes to the block paving and elevational materials were considered to be non-material, and accepted in principle, this application was refused due to inconsistencies in drawings.

In the Covering Letter (Dated 08/06/2026), the applicant has provided a specific response to every issue identified in the refusal letter of P/154/25/NMA (NMA 6) (dated 19/12/2025) and has submitted amendments to the Planning Layout where required. The revisions have been assessed and are considered to have resolved the inconsistencies between the hard landscaping drawings and the approved site-wide plans that formed the basis of the previous refusal.

Accordingly, the matters identified in the refusal letter for P/154/25/NMA can be considered to have been addressed. The proposed amendments for this NMA in this application are considered non-material and therefore acceptable.

NMA 7: P/42/26/NMA (Approved on 7th May 2026)

The amendments to amend the porch design on plots 93 and 94 in Ref: P/42/26/NMA were considered non-material. As such, the proposed amendments from this NMA in this application are considered acceptable.

The changes outlined under these NMAs can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990.

DECISION NOTICE P/49/21/RES - Condition 1 (plans) is amended as follows:

Covering Letter (Dated 08/06/2026)

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_NA20_2BCH_01
NA21 Elevations And Floor Plans - CB_84_139_300_NE_NA20_2BCH_02
NA21 Elevations And Floor Plans - CB_84_139_300_NE_NA20_2BCH_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_01
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 - C B_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_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_01
 NT31A & NA30A & NA22A Elevations And Floor Plans -
 CB_84_139_300_NE_NT31A_NA22A_01
 NT31A & NA30A & 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_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 (Dated 21/04/26)
 Hard Landscape Proposals Sheet 3 of 5 - 2038_136 rev G (Dated 08/06/26)
 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_209 rev P

I trust this information is of assistance to you.

Yours sincerely

Neil Crowther

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a period.

Group Head of Planning