

Linden Homes
Linden House
Guards Avenue
Caterham
CR3 5XL

Date: 10th July 2020

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: WA/38/20/NMA

Dear Mr Bardsley,

**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 grant of reference WA/44/17/OUT for the widening of the width of the road to make the emergency access wide enough for construction traffic. This access will only be temporary

Land East of Tye Lane Walberton

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. 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.

The reasons that these proposals have not been accepted as Non-Material Amendments is because the widening of the width of the emergency access road (for use by the emergency services) to make it wide enough for construction traffic to access the site from Tye Lane; thereby enabling construction traffic to remain separate from the public / the rest of the site during the construction works is a material change to the layout and appearance of the approved scheme (i.e. outline planning permission WA/44/17/OUT and the approval of reserved matters WA/95/18/RES). The site boundary along Tye Lane includes high hedgerows and hedgerow trees which would need to be removed to accommodate the widening of the emergency access road. Therefore, the proposals cannot be considered under section 96A of the Town and Country Planning Act 1990 as a Non-Material Amendment.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning