

Linden Homes
1A Guildford Business Park
Guildford
GU2 8XG

Date: 26th July 2019

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: WA/67/19/NMA

Dear Miss Humphries,

**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 reference WA/44/17/OUT for amendment to Condition 13 in relation to provision of wildlife ponds.

Land at Tye Lane West Sussex

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 this proposal has been accepted as Non-Material Amendments is because the proposed amendment to the wording of Condition 13 deleting the words "at least three", in terms of the creation of wildlife ponds, is acceptable as it will still allow the creation of wildlife ponds on the site but allows more flexibility in relation to the exact number to be provided, and it can therefore be considered under section 96A of the Town and Country Planning Act 1990.

From the information submitted I am to take the alteration as a Non Material Minor Amendment to outline planning permission WA/44/17/OUT.

Please note that Condition 13 now reads:

"Prior to the commencement of construction works or any preparatory works detailed Ecological Management and Mitigation Plan including a Schedule of Works shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Preliminary Ecological Appraisal Report, and the Bat and Reptile Survey Report (September 2017) . All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The Ecological Management and Mitigation Plan shall include but not be restricted to:

- timings for clearance of trees or scrub to avoid impacts on breeding birds
- two phased cutting of grassland along site boundaries to deter reptiles and amphibians
- details of compensatory and additional tree planting
- details of compensatory boundary habitat planting
- details and location of bird and bat boxes, log piles around the site boundaries
- creation of wildlife ponds
- boundary features to measure at least 5m width for the majority of the site to allow for commuting badgers
- measures to minimise the disturbance of badgers.

Should the detailed layout of the site require the removal of further trees which have the potential to support bats, a climbed tree inspection survey will be required".

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