

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8QB

Date: 10th August 2021

Please ask for: Michael Eastham

Tel: 01903 737772

Your Ref:

Our Ref: Y/105/21/NMA

Dear Miss Whishaw,

**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 Y/82/20/RES for amendments to the proposed site layout.

Land to the south of Ford Lane and East of North End Road Yapton BN18 0DS

I refer to your recent application for a Non Material Minor Amendment. I note that you propose to make alterations to increase the width of the footways and cycleways to 3.0 metres wide in accordance with Y/131/20/DOC; to re-locate the parking spaces serving Plots 79-82 to ensure adequate health and safety provisions for electric vehicle charging points; to remove the approved pumping station as it is no longer required and the subsequent re-location of the turning head near Plot 34; to re-locate the play area and the surface water drainage features to the eastern side of the footpath in the southern area of open space; to alter the house types at Plots 34-36; to re-site Plots 29-30 and Plots 40-41 to enable clearance to a private drain; and to amend the materials on a number of dwellings.

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 breach adopted planning policy, conflict with any conditions of the original permission, result in changes to the external details that would materially alter the appearance of the building or be such that consultation/publicity is required.

The reason that this proposal has not been accepted as a Non-Material Amendment is because the re-location of the surface water drainage features to the eastern side of the footpath in the southern area of open space would have a material effect upon the approved

layout of the residential development and would require changes to the approved drainage strategy, which would result in the submission of a separate discharge of condition application. The re-location of the play area to the eastern side of the footpath in the southern area of open space would have a material effect upon the approved layout of the residential development in terms of the outlook from Plots 32 and 33; and the re-siting of the turning head near Plot 34 would compromise the visual appearance of the footway/cycleway and would compromise the safety of users of the footway/cycleway.

It is our view that the above changes are material and constitute an amendment that could have a material impact on neighbouring residents and would warrant re-consultation either of neighbours, council departments or statutory bodies. Therefore, it cannot be considered under section 96A of the Town and Country Planning Act 1990.

From the information submitted, I am not prepared to take the proposed re-location of the surface water drainage features and the play area to the eastern side of the footpath in the southern area of open space; or the re-siting of the turning head near Plot 34 as a Non-Material Minor Amendment to Reserved Matters approval (Y/82/20/RES) at Land South of Ford Lane and East of North End Road, Yapton.

Notwithstanding this, the proposed amendments to increase the width of the footways and cycleways to 3.0 metres wide; to re-locate the parking spaces serving Plots 79-82; to remove the approved pumping station; to alter the house types at Plots 34-36; to re-site Plots 29-30 and Plots 40-41; and amend the materials on a number of dwellings would constitute Minor Non-Material Amendments to Reserved Matters approval (Y/82/20/RES) as they constitute amendments that do not have a material impact on neighbouring residents and would not warrant re-consultation either of neighbours, council departments or statutory bodies; but a separate Section 96A application would be required to be submitted for approval.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning