



THAKEHAM

Mr S Davis
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

8 April 2025

Dear Simon,

Re: Town and Country Planning Act 1990 (as amended) – Section 96A (Non-Material Amendment), Clays Farm, North End Road, Yapton, BN18 0DT.

Portal reference: PP-14840189

On behalf of our client (Aster Group), we write to Arun District Council (the 'Council'), to seek a Non-Material Amendment (NMA) under Section 96A of the Town and Country Planning Act 1990 (as amended) to amend the landscaping drawing, which was approved under Reserved Matters Y/18/21/RES. The table below sets out which drawing looks to be superseded under this application.

Approved Drawing	Drawing Title	NMA Proposed Drawing
JSL3904_500 Rev C	Soft Landscape Proposals Plan	794_PLN-LAN-3904-9103_P02 (Sheet 1 of 2)
		794_PLN-LAN-3904-9104_P02 (Sheet 2 of 2)

During the determination of Condition 10 (approved under discharge of condition application Y/44/24/DOC), an additional SuDs basin was required in the southwest corner of the Site to enable a suitable drainage scheme to be delivered. With the approval of Condition 10 being post the approval of the Reserved Matters, the approved soft landscaping plan does therefore not capture this required change. The proposed soft landscaping plan therefore seeks to ensure the approved landscaping aligns with the approved drainage design.

Alongside the alignment of the approved drainage scheme and the soft landscaping proposal, street trees have been reviewed as part of the detailed design. As part of this review, it has been found that some of the street trees proposed are in unsuitable locations due to conflict with the necessary services and infrastructure. Despite a review of the tree species, it has not been possible to retain some street trees as they would still impact the proposed services and would therefore not meet the design requirements of Portsmouth Water. The proposed number of trees across the Site remains the same, however where trees cannot be located along the street frontage, they have been located within the open space.

Should you have any questions in relation to the content of this submission, please do not hesitate to contact me.

Yours sincerely,



Rhett Flashman
Planner

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