

Thakeham Homes Limited
Thakeham House
Summers Place
Stane Street
Billingshurst
RH14 9GN

Date: 29th April 2026

Please ask for: Mr S Davis

Tel: 01903 737874

Your Ref:

Our Ref: Y/16/26/NMA

Dear Mr Flashman,

**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/18/21/RES to amend soft landscape proposals.

Clays Farm North End Road Yapton BN18 0DT

I refer to your recent application for a Non-Material Minor Amendment which proposes to alter the agreed soft landscaping scheme to reflect the drainage scheme agreed in November 2024 through Y/44/24/DOC. The drainage scheme required an additional drainage basin which is not currently shown on the landscape scheme. In addition, you have reviewed the position of street trees as some conflict with necessary services and infrastructure. This has necessitated the relocation of some trees into the open space areas. You have annotated the versions of the two soft landscape plans submitted on 22 April, as follows:

- Red dotted line represents trees which have been relocated (14 in total).
- Green shading represents trees that remain in the same location as the current approved landscaping drawing.
- Orange shading represents additional trees that have been added (54 trees); and
- Pink lines represent the service corridors (Portsmouth Water a 5m offset from the pink lines).

Non-material amendments to major developments are those changes that do not materially change the overall appearance of the development, do not significantly increase the intensity of development, would result in no significant additional material impact on amenity or infrastructure requirements, would not result in a change in the application description, and would not require a planning obligation to be amended.

The proposed changes have been agreed with the Council's Landscape Officer, and they accord with the above criteria. They can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. Drawings 794-PLN-LAN-3904 Rev P02 "Soft Landscape Proposals Sheet 1 of 2" and 794-PLN-LAN-3904 Rev P02 "Soft Landscape Proposals Sheet 2 of 2" are therefore accepted as amendments to condition 1 of Y/18/21/RES (as previously amended by Y/33/25/NMA) and replace the previously approved drawing JSL3904_500 Rev C "Soft Landscape Proposals Plan".

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