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Barratt David Wilson Southern
Compton House
The Guildway
Old Portsmouth Rd
Guildford
GU3 1LR

Date: 16th March 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: Y/25/23/NMA

Dear Miss King,

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/92/17/OUT to amend wording of condition 20 to read 'No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Proposed Site Access B2132 Bilsham Road' and numbered 14-111/201 Rev A.

Land East of Drove Lane Yapton BN18 0EB

I refer to your recent application for a Non-Material Minor Amendment and I note that you propose to amend the wording of condition 20 to correct the erroneous reference to the access junction. The condition currently refers to the access from Bilsham Road which was correct for this sister site (Y/91/17/OUT) but not for Y/92/17/OUT as in your case, the access is from Main Road.

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 Council will not accept an increase in width/length of more than 1m, an increase in height of more than 0.3m or the movement of the development by more than 1m in any direction.

Your proposal clearly affects conditions on the original permission however, it is our view that the change is non-material and that it does not affect the requirements of the respective

conditions. Therefore, in this case we have decided to allow the changes as an NMA under section 96A of the Town and Country Planning Act 1990 (as amended). The new condition is set out below:

20. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Proposed Site Access B2233 Main Road' and numbered 14-111/301 Rev A.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning