



BARRATT
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Thursday, 19 March 2026

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
VIA Planning Portal

Dear Sir/Madam,

LAND EAST OF DROVE LANE, YAPTON, BN18 0EB ("THE SITE")

NON-MATERIAL AMENDMENT APPLICATION – TO REGULARISE APPROVED LANDSCAPE PLANS WITHIN CONDITION 1 OF RESERVED MATTERS PERMISSION: Y/49/21/RES

On behalf of Barratt Redrow Southern Counties, I am pleased to enclose a submission for a Section 96A non-material amendment (NMA) to Reserved Matters (RM) Permission: Y/49/21/RES approved on the 21st October 2021 for the following:

"Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated)"

This follows the grant of Outline Planning Permission (OPP): Y/92/17/OUT in May 2019.

What and Why a Change is Sought

As the Site is currently under construction, Arun District Council (ADC) carried out a monitoring exercise in April 2026 to review the implementation of, and compliance with, various elements of the permission. During this walkover, it was identified that certain ecological provisions had not been installed within the built-out areas of the Site.

These ecological enhancement measures are required by Condition 13 of the outline planning permission (OPP), which stipulates that any reserved matters application must be substantially in accordance with the 'Habitat and Ecological Enhancement Management Plan' (HEEMP) (LLD1320-ECO-EDS).

To address this, additional animal shelters including swift boxes, bird nesting boxes, and bat boxes are proposed to be installed in the later phase of the Site, specifically on Plots 205 - 300. These measures will ensure improved compliance with the provisions of the HEEMP and that the scheme fully meets the ecological mitigation requirements.

To facilitate this, Barratt Redrow is submitting a NMA to substitute the approved landscape plans under application Y/49/21/RES. The updated landscape plans now clearly show and list the ecological mitigation measures in detail. As such, it is not considered necessary to update the HEEMP, as the revised plans remain substantially in accordance with the principles set out in that document.

Consequently, it is proposed that Condition 1 of application Y/49/21/RES be amended. The drawings to be superseded are as follows:



	Approved Plans on Condition 1 of RMA (Now Superseded)	New Plans Submitted for Approval
1	PLN-1-5001 JBA19291-1 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 01 Yapton Plots and POS Ver1 Rev Y
2	PLN-1-5001 JBA19291-2 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 02 Yapton Plots and POS Ver1 Rev Y
3	PLN-1-5001 JBA19291-3 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 03 Yapton Plots and POS Ver1 Rev Y
4	PLN-1-5001 JBA19291-4 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 04 Yapton Plots and POS Ver1 Rev Y
5	PLN-1-5001 JBA19291-5 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 05 Yapton Plots and POS Ver1 Rev Y
6	PLN-1-5001 JBA19291-6 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 06 Yapton Plots and POS Ver1 Rev Y
7	PLN-1-5001 JBA19291-7 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 07 Yapton Plots and POS Ver1 Rev Y
8	PLN-1-5001 JBA19291-8 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 08 Yapton Plots and POS Ver1 Rev Y
9	PLN-1-5001 JBA19291-9 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS	LAND-1-5001-5010-JBA-19-291 – 09 Yapton Plots and POS Ver1 Rev Y

All other drawings not listed above are to remain as previously approved.

Conclusion

In summary, this application seeks to supersede the approved landscaping plans to incorporate and reference the additional ecological enhancement measures identified following the April 2026 site audit. This will ensure full compliance with Condition 13 of the outline planning permission.

All other plans remain as previously approved. This NMA does not seek any changes to the layout or the scheme itself, rather it ensures that the required ecological mitigation measures are properly accounted for.

As such, this Application will not change the size, scale or description of development. This can, therefore, be comfortably dealt with under the NMA regime.

Application Fee

The fee for this application is a total of £400.00. This payment has been made through the Planning Portal.

I look forward to discussing the application with you in due course during the 28-day determination period.



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If you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely,



Matt Davy MRTPI

Planning Manager | Barratt Redrow (Southern Counties)



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