

Barratt Redrow Southern Counties
Barratt Redrow Southern Counties
Compton House
The Guildway
Old Portsmouth Road
GU3 1LR

Date: 5th August 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/43/26/NMA

Dear Mr Davy,

**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/49/21/RES to regularise approved
landscape plans within condition 1.

Land east of Drove Lane Yapton

I refer to your recent application for a Non Material Minor Amendment. Following a monitoring visit, it became apparent that certain ecological provisions as required by condition 13 of Y/92/17/OUT had not been installed within the built-out areas of the site. This condition stipulates that the reserved matters application must be substantially in accordance with the approved "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 within the area of plots 205-300. This NMA therefore amends the previously approved landscaping plans (as approved by Y/49/21/RES) to show the additional 'animal shelters'. In addition to the submitted plans, you confirmed by email (dated 03/08/26) that there is now the following proposed provision within the western parcel (plots 205-300):

- 21x Swift Boxes (B1).
- 5x Built In Swift Boxes (B2).
- 4x Bird Boxes (B3).
- 1x House Martin Box (B4).

- 1x Nest Box (B5); and
- 2x Log Piles.

Previously the area of plots 205-300 should have included x4 bat boxes, a log pile, Sparrow Terrace and a Compost Pile.

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 do not conflict with the above guidance and are clearly required to rectify an identified compliance matter. The proposals demonstrate a clear uplift in 'animal shelter' provision. The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The following plans are therefore accepted as amendments (with the previously approved plan in brackets):

- LAND-1-5001-5010-JBA-19-291 - 01 Yapton Plots and POS Ver1 Rev Y (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 - 02 Yapton Plots and POS Ver1 Rev Y (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 - 03 Yapton Plots and POS Ver1 Rev Y (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 - 04 Yapton Plots and POS Ver1 Rev Y (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 - 05 Yapton Plots and POS Ver1 Rev Y (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 - 06 Yapton Plots and POS Ver1 Rev Y (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 - 07 Yapton Plots and POS Ver1 Rev Y (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 - 08 Yapton Plots and POS Ver1 Rev Y (PLN-1-5001 JBA19291-8 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS); and
- LAND-1-5001-5010-JBA-19-291 - 09 Yapton Plots and POS Ver1 Rev Y (PLN-1-5001 JBA19291-9 Rev G "Detailed Soft Landscape Proposals for Plots and Hard & Soft for POS).

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning