

SNPL384256

20 August 2019



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Dear Amy,

LAND WEST OF HORNDEAN ROAD AND SOUTH OF SOUTHLEIGH ROAD (APP/17/00358 and APP/14/00547)

SECTION 96A NON-MATERIAL AMENDMENT APPLICATION TO APPLICATION REFERENCE APP/17/00358

Further to your letter dated 2 August 2019 (your ref. 19/00119/CMP), and subsequent correspondence, please find enclosed a Non-Material Amendment (NMA) application on behalf of our client, Bellway Homes.

Background

This NMA is pursuant to the approval of Reserved Matters Consent (Ref: APP/17/00358) granted on 16 August 2017, following the Outline Planning Consent granted on 29 April 2015 (Ref: APP/14/00547) for 125 residential units and a water retention area.

The Reserved Matters were approved on 16 August 2017 (Ref: APP/17/00358). The following plans showing the boundary and surface materials details were approved through the Reserved Matters application process:

- P202 Boundary Layout
- P204 REV: A -Surface Materials Layout

Further to approval through Reserved Matters, plans were also submitted in order to discharge Condition 7 and Condition 13 pursuant to the Outline Planning Consent.

Condition 7 required the submission and approval of boundary details to the Local Authority, prior to the commencement of development, this was discharged on 8 September 2017. The following details were approved through the discharge of Condition 7:

- 16386 – P175 Ancillary Boundary detail
- 16386 – P202 Boundary material detail

Condition 13 requires the submission and approval of pedestrian and cycle access to the site. This Condition was subsequently discharged on 25 September 2017. The following details were approved through the discharge of Condition 13:

- ES1711-500-05-03-C Drainage Strategy 3 of 3
- 1638 – C201A Site Layout (Coloured)
- 16386 P201 Rev. F Site layout
- 16386 P204 (Surface Materials Layout)

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There has been a previous application for an NMA (Ref: APP/18/00045) to the Reserved Matters Application subject to this application. This application sought to amend dwelling materials due to extensive lead times for materials on site. The application was approved in January 2018.

The Proposal

As noted in your letter dated 2 August 2019 (your ref. 19/00119/CMP), there have been some minor divergences from the approved plans in the implementation of the approved development in relation to (a) hard surface materials used on provide drives within individual plots, and (2) the form of some of the private boundaries. New plans, enclosed with this application, have been prepared in order to regularise the works carried out on site.

It is now proposed to amend the materials shown in the Surface and Boundary Materials Layout Plans approved with the RMA (Ref: APP/17/00358) and approved in order to discharge conditions 7 and 13. The revised Surface Materials Layout Plans address the points raised in the letter dated 2 August 2019, regarding tarmac being used rather than Type 2 Block Paving as approved. The Key included within the Surface Materials Layout Plan (Ref: P204C) has been updated to reflect a material change for Plot parking across the site as tarmac to private drives, with the exception of Plot 5 which will retain approval for the use of block paving.

A number of the approved brick wall boundary details have been replaced with close boarded fence. Many of the revised details are those bounding car parking and have been detailed within the submitted Boundary Materials Layout (Ref: P202B).

The following plans have been submitted with this application and the relevant application forms under Planning Portal Reference PP-08081402. The superseded plans have been referenced for information:

Plan	Approved Revision	Proposed Revision
Boundary Layout	P202	P202B
Surface Materials Layout	P204	P204C

Summary

The changes to the Surface and Boundary Materials do not compromise the layout or approved appearance of the dwellings approved within the wider setting of the site.

The revisions add to the attractive mix of materials in use across the site and maintain an appropriately attractive and safe living environment for current and future residents of the development in accordance with the Design Quality provisions and ambitions of national planning policy and the Development Plan.

These minor changes to the consented reserve matters scheme do not constitute 'material' amendment and sit comfortably within the spirit of the original reserved matters consent.



It is respectfully requested that the Non-Material Amendment is approved.

I trust you have all of the information required to validate and consider this application. However, if further information is required please do not hesitate to contact me.

Yours sincerely



Bryony Stala
Savills Planning