

14th May 2019

Jonathan Markwell
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Submitted via Planning Portal

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Dear Jonathan

Submission of Section 96A Non-Material Amendment Application

Following the determination of application 170326 on 15th March 2018, the applicant has been looking at implementing the scheme.

Work has commenced on the information required to discharge of conditions, however it has become clear that a number of conditions will be difficult to discharge due to the phased nature of the scheme. It is therefore proposed to amend the wording of a small number of conditions to allow for the development to be correctly phased.

The accompanying table sets out the conditions which are proposed to be amended and the justification for this. The conditions proposed to be amended are 4, 15, 19, 20, 26, 27, 34, 41, 43 and 45.

The Town and Country Planning Act 1990 sets out at Section 96A(3) that a non-material amendment includes the power to

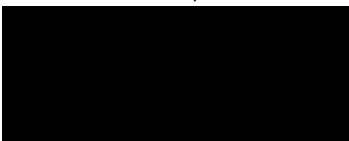
- a. Impose new conditions
- b. To remove or alter existing conditions.

The NPPG provides further guidance on the non-material amendments and sets out that *"there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another."* (ref: 17a-002-20140306)

The proposed amendments simply seek to provide further clarity and ensure consistency across the scheme and are considered to be non-material. Ultimately the overall objective of the conditions will not change, the application merely seeks to amend the form of the conditions to allow implementation in a timely manner.

I trust this is sufficient to consider this application. If you require any further clarification, please do not hesitate to contact me.

Yours sincerely


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