

# NON-MATERIAL AMENDMENT ASSESSMENT WORKSHEET

APPLICATION  
REF:

**W/25/0778**

DATE OF RECEIPT  
OF AMENDMENT

21/08/2025

## DETAILS OF AMENDMENT :

Amendment to the description of development in relation to the number of dwellings.

As detailed by:

Application form received on 21/08/2025

The description of development in full shall read as follows:

Application for Variation of Condition 1 (Approved Plans) of planning permission W/23/1766 (reserved matters application for up to 200 dwellings) to allow amendments to house types and minor plot alterations to facilitate changes. (No changes proposed to layout, open space or quantum of development).

## CASE OFFICERS ASSESSMENT

The proposed amendment, as detailed in the application form received on 21/08/2025, is considered by the Local Planning Authority to be non material.

Section 96 of the Town and Country Planning act 1990 permits a non-material minor amendment to be made to an existing planning application. This amendment proposes to change the description of development in relation to the number of dwellings, it is changing from '185 dwellings' to 'up to 200 dwellings'. This will allow for a re-plan of the site with an increase in the number of dwellings. The outline permission W/20/0617 allows for up to 200 dwellings, therefore this reserved matters application aligns with description of the development of the outline and this is therefore considered to be a non-material amendment.

Considering all of the above, the amendment is acceptable, and I can therefore grant the application, subject to conditions on the above-mentioned decision.

Signed:

*K. McConnell* (Condition Officer)

Date: 11/11/2025