

CM/CS/P24-0579

22 October 2025

Mr S. Sims
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

SUBMITTED VIA THE PLANNING PORTAL

Dear Steven,

Town and Country Planning Act 1990 (As Amended)
S.96A Non-Material Amendment to Planning Permission reference PL/2025/01523
Land off Victoria Road, Warminster
Planning Portal Reference: PP-14425030

Pegasus Group have been instructed by Keepmoat Homes (the 'applicant') to submit a Section 96A non-material amendment application making minor changes to the plans approved as part of s.73 application PL/2025/01523, which approved the following:

"Variation of conditions 2 (approved plans), 8 (construction traffic management plan), 9 (construction environmental management plan), 10 (junction details), 11 (tree and hedgerow protection), 12 (contamination), 13 (engineering plans), 14 (phasing plan), 15 (foul drainage), 16 (surface water drainage), 17 (landscape delivery schedule), 18 (lighting strategy) and removal of condition 7 (WSI) relating to 17/01463/FUL (A Comprehensive Development Comprising Demolition of the Existing Farm Buildings, Construction of 227 Residential Dwellings (Use Class C3), a New Vehicular Access, Public Open Space, Landscaping, Sustainable Urban Drainage and other Associated Infrastructure Works)."

Accordingly, the following documents have been submitted in support of this application via the Planning Portal (ref: PP-14425030):

1. Application Forms;
2. A copy of the Decision Notice reference PL/2025/01523;
3. The following plans; and

Approved Plan	Proposed Plan
Site Location Plan drg no. P24-0579_DE___04-1	N/A

First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, BS32 4QL
T 01454 625945 E Bristol@pegasusgroup.co.uk
Offices throughout the UK.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.
Registered Office: 33 Sheep Street, Cirencester, Gloucestershire, GL7 1RQ

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Site Layout Plan drg no. P24-0579_DE_01_M_01	Site Layout Plan drg no. P24-0579_DE_01_N_32
Materials Plan drg no. P24-0579_DE__A_12	Materials Plan drg no. P24-0579_DE__B_12
Tenure Plan drg no. P24-0579_DE_01_A_20	Tenure Plan drg no. P24-0579_DE_01_B_20
Building Heights Plan drg no. P24-0579_DE__18	Building Heights Plan drg no. P24-0579_DE_01_A_18
Boundaries and Enclosures Plan drg no. P24-0579_DE__19	Boundaries and Enclosures Plan drg no. P24-0579_DE_01_A_19
Refuse Strategy Plan drg no. P24-0579_DE_01_A_21	Refuse Strategy Plan drg no. P24-0579_DE_01_B_21
Parking Strategy Plan drg no. P24-0579_DE__22	Parking Strategy Plan drg no. P24-0579_DE_01_A_22
Density Plan drg no. P24-0579_DE__23	Density Plan drg no. P24-0579_DE_01_A_23
Character Areas drg no. P24-0579_DE__24	Character Areas drg no. P24-0579_DE_01_A_24
House Type Pack drg no. P24-0579_DE_A-02	House pack drg no. P24-0579_DE_B-02
Proposed Drainage Strategy Sheet 1 drg no. 24233-JUB-ZZ-XX-DR-C-500-P7	Proposed Drainage Strategy Sheet 1 drg no. 24233-JUB-ZZ-XX-DR-C-500-P9
Proposed Drainage Strategy Sheet 2 drg no. 24233-JUB-ZZ-XX-DR-C-501-P7	Proposed Drainage Strategy Sheet 2 drg no. 24233-JUB-ZZ-XX-DR-C-501-P9
N/A	Proposed Pump Station Layout details drg no. 24233-JUB-ZZ-XX-DR-C-570-P1

4. This Covering Letter.

The application fee will be paid via the Planning Portal upon submission of the application.

The Proposed Amendment

Planning Permission PL/2025/01523 is subject to a number of conditions. Condition 2 seeks to approve a suite of plans, including those outlined above.

This application is requesting to make numerous minor changes to the plans approved under Condition 2. This includes the following minor amendments:

- Minor amendments to plot layouts to ensure all garden gates are positioned behind the required electric meters, this is relevant to plots 214, 215, 200, 201, 185, 187, 193, 194, 195, 174, 175, 155, 156, 103, 104, 93, 95, 87, 88, 89, 90, 93, 92, 94, 95, 62, 63, 64, 65, 66, 50, 49, 48, 41, 40, 39, 38, 37, 36, 26, 25, 24, 22, 21, 18, 15.
- Relocation of the garden path associated with plot 29 to the left to provide access from the designated parking spaces.

- Amendment of Pond C and incorporation of a pumping station to the south-eastern corner of the site. A turning head opposite Plot 55 and realignment of the PROW have also been incorporated to provide access to the pumping station.
- Minor changes to the Leadmill house type (included in the House pack), extending to the inclusion of a new canopy over the entrance, reflecting the materiality pack. The M4(3) Leadmill in the house pack has also been updated to be finished in buff brick to reflect the materials plan.

The amended plans attached to this application have been updated to ensure comprehensive updates across the drawing pack and to reflect the proposed minor changes in full.

Although the shape and layout of Pond C have changed in the amended drainage plans, the functionality of the drainage system, how it operates, and its capacity remain unchanged from that approved under PL/2025/01523 and are therefore acceptable in principle. The changes to the design and layout of the drainage system are essential to accommodate Keepmoat's requirements to ensure the development can manage surface water effectively. In landscape terms, however, the basin depressions will read as per those already approved, being contiguous with the surrounding green infrastructure.

A pumping station has been incorporated into the proposed drainage system to ensure that the site can operate effectively and sustainably. Design details of the proposed pumping station are included in the plan prepared by Jubb.

The changes to the positioning of the residential garden gates at a number of plots are required to ensure access can be provided to the relevant electric meters; these changes are considered insignificant in the scheme of the wider development. The boundaries and enclosures plan has been updated to reflect this. Similarly, the relocation of the path associated with plot 29 will ensure a streamlined access point from the property's parking area is provided. The relocation of the path will not sacrifice the volume of amenity space available at each dwelling.

The introduction of an entrance canopy at each Leadmill property is a minor design change and is required to ensure compliance with Keepmoat's standard housing designs. The introduction of a canopy will also provide nominally greater visual interest to the dwelling. The change to the finish of the M4 (3) Leadmill properties to buff brick removes any discrepancy between the approved house pack and material plan.

The PPG states *inter alia* at Paragraph 002 Reference ID: 17a-002-20140306 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.*" [emphasis added]. In this instance, the development in question is a large-scale major proposition situated within a wider strategic allocation at Warminster, within the context of which it is important that the current NMA application (the only one to date at this site) is to be considered.



The proposed amendments to the site layout, drainage plan and Leadmill house type, both independently and cumulatively, taken in the context of the development as a whole, are very minor in nature and will not materially affect the acceptability of the wider development or its appearance. Therefore, given the minority of the proposals, the most appropriate means of securing the amendment is via a non-material amendment application under S96A of the Town and Country Planning Act.

I trust the above is acceptable to enable the application to be registered as valid; however, if you have any further queries, please do not hesitate to contact me.

Yours sincerely,

Chloe Smith
Planner

Chloe.smith@pegasusgroup.co.uk