

18th November 2025

Mr J Taylor,
Economic Development and Planning,
Wiltshire Council,
Monkton Park Offices,
Monkton Hill,
Chippenham,
Wiltshire,
SN15 1ER

Dear James,

Application for approval of non-material amendments following the grant of planning permission 14/12118/OUT (and Reserved Matters Approval 18/01383/REM, as varied by PL/2023/01773) – CNSW Phase 1 Rowden Park, Patterdown Road, Chippenham, Wiltshire. Planning Portal Reference - PP-14472528

Avison Young is instructed on behalf of Crest Nicholson South West (CNSW) to submit an application for the approval of non-material amendments to planning permission 14/12118/OUT (Reserved Matters Approval 18/01383/REM as varied by PL/2023/01773) relating to CNSW Phase 1 at Rowden Park, Chippenham.

Background Context

Outline planning permission 14/12118/OUT was granted on 24th March 2017: *'Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure'*.

An application for the approval of reserved matters (Appearance, Landscaping, Layout and Scale) for the *'erection of 152 Dwellings, Public Open Space, Play Space and Associated Infrastructure'* (reference 18/01383/REM) was subsequently approved in December 2018 (CNSW Phase 1).

A non-material amendment application (ref. PL/2022/05319) was approved in October 2022 in order to vary the description of development to remove reference to the number of dwellings, to read as follows:

'Application for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the erection of new dwellings, Public Open Space, Play Space and Associated Infrastructure in Relation to Outline Planning Permission 14/12118/OUT.'

A s73 application (reference PL/2023/01773) was subsequently permitted in October 2023, varying Condition 1 of the Reserved Matters Approval 18/01383/REM to allow for minor material amendments to the approved plans (amendments mainly relating to layout and design). CNSW

Phase 1 is currently under construction. In total, CNSW Phase 1 will deliver a net total of 140 dwellings (including 45 affordable homes). CNSW has agreed to transfer the affordable homes to Sovereign Network Group (SNG), a registered provider, who will own and operate the affordable dwellings.

Current application proposals

This application seeks to make minor amendments to vary Condition 1 of planning approval PL/2023/01773 to regularise discrepancies detailed on the approved plans which have been identified during the construction and delivery phase of the development.

The following discrepancies have been identified on the approved layout plans for three of the affordable dwelling types:

- Drg. No. 13246/6050.1C is labelled a '2B.4P' dwelling floor plan but shows sufficient bedspaces for 3 persons.
- Drg. No. 13246/6051.1C is labelled a '3B.5P' dwelling floor plan but shows sufficient bedspaces for 4 persons.
- Drg. No. 13246/6052.1C is labelled a '4B.6P' dwelling floor plan but shows sufficient bedspaces for 5 persons.

To correct this, the floor plans have been revised and updated to accommodate an additional bedspace:

- Drg. No. 13246/6050.1E is labelled a '2B.4P' dwelling floor plan and shows sufficient bedspaces for 4 persons.
- Drg. No. 13246/6051.3 is labelled a '3B.5P' dwelling floor plan and shows sufficient bedspaces for 5 persons.
- Drg. No. 13246/6052.1E is labelled a '4B.6P' dwelling floor plan and shows sufficient bedspaces for 6 persons.

Notwithstanding this, seven of the 3 bedroom dwellings have already been constructed in accordance with the approved layout detailed on Drg. No. 13246/6051.1C (Plots 96 – 98, 191 – 194). This means that there are seven 3 bedroom 4 person dwellings already constructed on site, some of which have been occupied.

To regularise this matter, a further drawing is submitted, retaining the same internal layout approved on Drg. No. 13246/6051.1C, but retitling it as a '3B.4P' dwelling floor plan (Drg. No. 13246/6051.1D). The Planning Layout drawing which includes a schedule of accommodation across CNSW Phase 1 has also been updated to reflect this and a revised version accompanies this submission. Relevant updated elevations also accompany this letter. Even though no external alterations are proposed, plot specific windows have been removed where they are not applicable to the specific 3B4P units or the 3B5P; this means that two sets of elevations are issued for the two sets of units.

In short, this application seeks to regularise discrepancies on the consented plans, to ensure that the internal layouts of the units that have not yet been constructed achieve the intended occupancy levels, and to regularise approval for the seven 3B4P units already constructed. No changes to the scale, massing or external layout of the development are proposed.

The proposed updates to the approved plans give rise to no conflict with the obligations of the s106 agreement (and associated Deed of Variation) accompanying planning permission 14/12118/OUT. Clause 2.6 of the Deed of Variation (November 2022) outlines an indicative General Affordable Housing Mix. Paragraph 3.2 of Part 1 of the Affordable Housing Schedule (Schedule 1), as varied, allows for an alternative mix to be agreed with the Local Planning Authority. This enables flexibility through the planning process for an alternative mix to be approved.

Section 96A(1) of the Town and Country Planning Act (1990) (as amended) confers local planning authorities with the power to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. There is no statutory definition of 'non-material'. The Government has deliberately not provided a definition of 'non-material' as it considers this to be a matter for local authority discretion. Whether or not a proposed amendment is 'non-material' will depend on the effects of the amendment, bearing in mind its context.

The above changes are not considered to be significant, noting only a small number of amendments that accommodate for a change in floorplans and titles. Such changes will not impact on the overall layout, built form or elevations of the scheme. The changes will solely regularise discrepancies identified at the delivery stage of the development. The proposed approach to regularising the discrepancies on the plans is agreed between CNSW and SNG.

This non-material amendment application complies with national guidance which advocates flexibility and pragmatism when applicants seek to secure minor amendments to approved schemes. Given the non-material nature of these amendments and the provisions of section 96A(1) of the Town and Country Planning Act (1990) as amended, we request this non-material amendment application be approved to assist in the delivery of dwellings at this important strategic residential development.

Documents submitted with this application

Submitted electronically to accompany this planning covering letter, please see attached:

- The completed application form;
- An updated Plans List and the following revised plans:

Plans	Revised Drawing Ref.
Planning Layout	13264/5030P
Affordable Strategy	13264/3273H

AH 2B4P Floor Plans	6050.1E
AH 3B4P Floor Plans	6051.1D
AH 3B4P Elevations	6051.2D
AH 3B5P Floor Plans	6051.3
AH 3B5P Elevations	6051.4
AH 4B6P Floor Plans	6052.1E

In addition, the requisite application fee will be paid to the Planning Portal.

We trust the contents of this application pack are sufficient to determine these applications but please do not hesitate to contact myself or my colleague Emma Grant (emma.grant@avisonyoung.com) if you have any queries.

Yours sincerely,



Sally Davis
Director
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For and on behalf of Avison Young Ltd