



The Town and Country Planning Act 1990
Approval of non-material change to a planning permission
Application Reference Number: PL/2025/09160
Decision Date: 12/12/2025

Applicant:	Crest Nicholson South West C/O Agent., Bristol, United Kingdom, BS8 1BQ
Particulars of Development:	Non Material Amendment (Minor Amendments) application relating to application PL/2023/01773.
At:	Rowden Park, Patterdown Road, Chippenham

I can confirm that having had regard to the effect of the proposed change, the Council is satisfied that the amendment is not material and accordingly has **APPROVED** the request for a non-material change to the planning permission. Any alterations to the conditions attached to the original planning permission as a result of this change are set out below.

This letter acts as official confirmation and therefore I suggest you attach it to the Decision Notice already in your possession.

Please note that this decision relates solely to the change described above. Any other change, regardless of whether or not it is shown on the Non-Material Amendment drawings, is not covered by this decision.

Updated condition 1:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Condition details relating to 14/12118/OUT

Condition 10 – Construction and Environmental Management Plan

- Construction and Environmental Management Plan (20399/CEMP (CNSW Phase 1))

Rev. A) submitted under separate DOC application 02/07/2018.

Condition 12 & 29 Arboriculture and Landscaping

Landscaping Plans for the residential development –

- 2571-5-2-DR-5001-P13
- 2571-5-2-DR-5002-P16
- 2571-5-2-DR-5003-P13
- 2571-5-2-DR-5004-P13
- 2571-5-2-DR-5005-P13
- 2571-5-2-DR-5006-P12
- 2571-5-2-DR-5007-P14

(received 11 September 2023)

Together with following documents submitted with original application 18/01383/REM -

- Arboricultural Method Statement by Treework Environmental Practice Report

Reference Number: 171010-1.0-SWLCP-AMS-MW

- Arboricultural Impact Assessment by Treework Environmental Practice Report

Reference Number: 171010-1.0-SWLCP-AIA-MW

- Tree Protection Plans, Drg. Nos. 180918-1.9-RP-TPP-LA Sheet 1 of 2 and 180918-1.9-RP-TPP-LA Sheet 2 of 2.

Condition 15 and 28 Ecology Mitigation and Lighting

- Ecology Compliance Check by Engain REF: eg13547.019 Revision:02 dated 1

March 2023 (received 3 March 2023)

- Lighting by DW Windsor 14057-1-I (received 11 September 2023)

Condition 3 & 4 Drainage

- Drainage Layout ROW-HYD-XX-XX-DR-C-2200 P18 (received 30 June 2023)

In combination with details for wider infrastructure scheme submitted and approved under DOC application ref: PL/2021/09066

Submitted Plans

Layouts

Location Plan 13264/1000

(received 1 March 2023)

Street Elevations 13264/3613B

(received 11 September 2023)

Boundary Strategy 3278M

(received 19 September 2023)

Roof Materials Strategy 3270G

Facing Materials Strategy 3271G

Movement Strategy 3272G

Refuse Strategy 3274G

Building Height Strategy 3275G

Adoptable Strategy 3276G

Parking Strategy 3277G

Meters Strategy 3279G

(received 29 June 2023)

House Types

Lulworth Floor Plans 6030.1D

Lulworth Elevations 6030.2E

Hatfield Floor Plans 6031.1F

Hatfield Elevations 6031.2E

Chesham Elevations 6033.2C

Romsey Floor Plans 6034.1F

Romsey Elevations 6034.2E

Filey Floor Plans 6040.1B

Filey Elevations 6040.2B

Marlborough Floor Plans 6041.1A

Marlborough Elevations 6041.2B

Winkfield Floor Plans 6042.1C

Winkfield Elevations 6042.2C

Buckingham Floor Plans 6043.1D

Buckingham Elevations 6043.2C

Windsor Floor Plans 6044.1C

Windsor Elevations 6044.2B

AH 2B4P Elevations 6050.2C

AH 4B6P Elevations 6052.2C

1B2P APT Floor Plans 6053.1C

1B2P APT Elevations 6053.2C

(received 11 September 2023)

Chesham Floor Plans 6033.1B

1B2P APT Floor Plans 6039.1A

1B2P APT Elevations 6039.2A

Bin and Cycle Stores 6070A

Garage Types 6210A

(received 1 March 2023)

Landscaping Plans

Soft Landscaping Proposals 2571-5-2-DR-5001-P13

Soft Landscaping Proposals P15 2571-5-2-DR-5002-P16

Soft Landscaping Proposals 2571-5-2-DR-5003-P13

Soft Landscaping Proposals 2571-5-2-DR-5004-P13

Soft Landscaping Proposals 2571-5-2-DR-5005-P13

Soft Landscaping Proposals 2571-5-2-DR-5006-P12

Soft Landscaping Proposals 2571-5-2-DR-5007-P14

Hard Landscaping Strategy 2571-5-2-DR-5101-P18

General Arrangement 2571-5-2-DR-5701-P19

(received 11 September 2023)

Engineering Plans

Engineering Levels ROW-HYD-XX-XX-DR-C-2000 P17

Drainage Layout ROW-HYD-XX-XX-DR-C-2200 P18

Swept Path Analysis ROW-HYD-XX-XX-DR-C-2300 P18

Fire Tender Tracking ROW-HYD_XX-XX-DR-C-2350 P09

(received 29 June 2023)

Lighting 14057-1-I

(received 11 September 2023)

Planning Layout 13264/5030P

Affordable Strategy 3273H

AH 2B4P Floor Plans 6050.1E

AH 3B4P Floor Plans 6051.1D

AH 3B5P Floor Plans 6051.3

AH 3B4P Elevations 6051.2D

AH 3B5P Elevations 6051.4

AH 4B6P Floor Plans 6052.1E

(received 19 November 2025)

REASON: For the avoidance of doubt and in the interests of proper planning.

Nic Thomas - Director of Planning, Economy and Regeneration

