

The Town and Country Planning Act 1990
Approval of non-material change to a planning permission
Application Reference Number: PL/2025/08687
Decision Date: 04/02/2026

Applicant:	Keepmoat Homes C/O Agent, Pegasus Group, First Floor, South Wing, Equinox North, Great Park Road, Bristol, BS32 4QL
Particulars of Development:	Non Material Amendment application (making minor changes to the plans approved) relating to application PL/2025/01523.
At:	Bugley Barton Farm, Land South of Victoria Road, Warminster

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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan drg no. P24-0579_DE__04-1 dared 4/2/25
Site Layout Plan drg no. P24- 0579_DE_01_N_32
Materials Plan drg no. P24-0579_DE__B_12
Tenure Plan drg no. P24- 0579_DE_01_B_20
House pack drg no. P24-0579_DE_B-02
Phasing Plan drg no. P24-0579_DE__25 dated 4/2/25
Phasing Plan (Roads) drg no. P24-0579_DE__A_25 dated 7/2/25
Illustrative Street Scene drg no. P24-0579_DE_03_01 dated 03/02/25
Illustrative Sections drg no. P24-0060_DE_05__01 dated 29/1/25
Building Heights Plan drg no. P24- 0579_DE_01_A_18
Density Plan drg no. P24- 0579_DE_01_A_23
Character Areas drg no. P24- 0579_DE_01_A_24
Boundaries and Enclosures Plan drg no. P24-0579_DE_01_A_19
Refuse Strategy Plan drg no. P24- 0579_DE_01_B_21
Parking Strategy Plan drg no. P24- 0579_DE_01_A_22
Proposed Drainage Strategy Sheet 1 of 2 drg no. 24233-JUB-ZZ-XX-DR-C-500—P9
Proposed Drainage Strategy Sheet 2 of 2 drg no. 24233-JUB-ZZ-XX-DR-C-501—P9

Proposed General Arrangement Southern Arm of Existing Roundabout drg no. 24233-JUB-ZZ-XX-DR-C-102 rev P3
Proposed Bus Route Tracking to New Southern Arm of Existing Roundabout drg no. 24233-JUB-ZZ-XX-DR-C-2600 rev P2
Proposed Tracking Refuse Vehicle drg no. 24233-JUB-ZZ-XX-DR-C-2601 rev P6
Proposed Visibility Layout drg no. 24233-JUB-ZZ-XX-DR-C-101 rev P2
Temporary Construction Access drg no. 24233-JUB-ZZ-XX-DR-C-108 rev P1
External lighting Layout & Light Spill drg no. QL1030-QODA-XX-XX-DR-YL-0901 rev P04
Masterplan drg no. WHL-1872-01
Design for LEAP drg no. WHL/LSVR/0005/B rev B
Ecological Features Plan drg no. edp3431_d038
Proposed Planning Levels Sheet 1 of 4 drg no. 23211-JUB-ZZ-XX-DR-C-700 rev P4
Proposed Planning Levels Sheet 2 of 4 drg no. 23211-JUB-ZZ-XX-DR-C-701 rev P4
Proposed Planning Levels Sheet 3 of 4 drg no. 23211-JUB-ZZ-XX-DR-C-702 rev P4
Proposed Planning Levels Sheet 4 of 4 drg no. 23211-JUB-ZZ-XX-DR-C-703 rev P4
Proposed Pump Station Layout details drg no. 24233-JUB-ZZ-XX-DR-C-570—P1
Landscape and Ecological Management Plan by WHLandscape Feb 2024
Construction Environmental Management Plan ref. HSS-PL-001-CEMP rev 2 dated May 2025
Travel Plan by Jubb Consulting Engineers Ltd dated Jan 2025
Transport Assessment by Jubb Consulting Engineers Ltd dated Jan 2025
Shadow Habitat Regulation Assessment (rev 3) by Nutrient Neutral dated June 2025
Nutrient Neutral Assessment & Mitigation Strategy (ref NNAMS/454 Rev 3) by Nutrient Neutral dated June 2025
Flood Risk and Drainage Strategy (Jubb Consulting Engineers, April, 2025)
Memorandum: Detailed Hydrogeological Assessment in the vicinity of Bugley Farm Warminster (Nutrient Neutral, 15th July 2025)

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

Condition 27 to be revised as follows –

The development will be carried out in strict accordance with the following documents:

Shadow Habitat Regulation Assessment (HRA) Screening Report and Appropriate Assessment. Rev. 3 (Nutrient Neutral, June 2025)
Flood Risk and Drainage Strategy (Jubb Consulting Engineers, April, 2025)
Proposed Drainage Strategy Sheet 1 of 2 drg no. 24233-JUB-ZZ-XX-DR-C-500—P9
Proposed Drainage Strategy Sheet 2 of 2 drg no. 24233-JUB-ZZ-XX-DR-C-501—P9
Ecological Features Plan. Drwg. No. Edp3431_d038. (EDP, 27 January 2025)
Site Layout Plan drg no. P24- 0579_DE_01_N_32

Memorandum: Detailed Hydrogeological Assessment in the vicinity of Bugley Farm Warminster (Nutrient Neutral, 15th July 2025).

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

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.

Nic Thomas - Director of Planning, Economy and Regeneration