

04 February 2026

Planning Department
Wiltshire Council
Via Planning Portal

Dear Sir/Madam,

Application for Non-Material Amendment (NMA) PL/2022/09425 – Land at Elm Grove, Trowbridge

On behalf of David Wilson Redrow South West, I hereby submit an application for a Non-Material Amendment (NMA) to the approved Reserved Matters (RM) consent for the above site. This NMA seeks to substitute a series of approved plans in order to reflect essential, but minor, technical adjustments identified following detailed engineering review.

These changes relate specifically to the siting and configuration of the sub-station, the underground elements of the foul pumping station, and small adjustments to private driveways.

Summary of Proposed Changes

Following detailed design work and land title investigations, it was identified that the originally approved locations of both the pumping station and sub-station partially overlapped an area of unregistered land adjacent to Drynham Lane. As both pieces of infrastructure must ultimately be transferred to their respective statutory undertakers, this overlap would prevent adoption. To address this, the following amendments are proposed:

- Minor re-siting and slight elongation of the pumping station, resulting in a very minor encroachment into the attenuation basin. The accompanying JRC technical note confirms that this does not materially affect basin performance or storage capacity.
- Re-siting of the sub-station, requiring a reduction in its footprint and a change in external material.
- Additional planting and hedgerow screening is provided, enhancing boundary landscaping to Drynham Lane.
- Minor amendments to the private driveways serving Plots 38, 39 and 51, moving them wholly within registered land to avoid conveyancing issues.

The revised planning, engineering, and landscape drawings submitted with this application illustrate the updated arrangements.

Why the Amendments Are Non-Material

The proposed changes are considered non-material for the following reasons:

No change to the overall development parameters approved under the RM consent—no new plots, no changes to plot footprints, heights, or external relationships.

Minimal or no visual impact beyond the site boundary. In fact, the revised siting of the sub-station and pumping station allows for enhanced planting and improved separation from Drynham Lane, offering a net visual benefit.

Operational performance of the attenuation basin is unaffected, as confirmed in the enclosed JRC technical statement.

Driveway amendments are extremely minor, maintaining all approved access arrangements and ensuring future legal clarity.

The proposal enhances the ability of statutory undertakers to adopt infrastructure, ensuring proper long-term management.

Collectively, these changes do not materially alter the nature, scale, appearance, or environmental effects of the approved development.

Revised Condition 1 Wording

The NMA seeks to update Condition 1 so that the development is carried out in accordance with the revised plans dated February 2026, replacing the superseded schedules referenced in the current RM decision notice.

Submitted Plans

This NMA is accompanied by the updated plans:

1955_1101F_Trowbridge_Planning Layout 1of4
1955_1102D_Trowbridge_Planning Layout 2of4
1955_1110AE_Trowbridge_Planning Layout
1955_1111M_Trowbridge_Materials Plan
1955_1112F_Trowbridge_Building Heights Plan
1955_1113F_Trowbridge_Housing Mix and Tenure Plan
1955_1114H_Trowbridge_Enclosures Plan
1955_1116F_Trowbridge_Parking Plan
1955_1117F_Trowbridge_Refuse Plan
1955_1118G_Trowbridge_External Works
1955_1119G_Trowbridge_Phasing Plan
1955_6000_Substation

1960_1702_C8 HIGHWAY ENGINEERING LAYOUT, SHEET 2

1960 1502 C13 Drainage layout Phase 1

P22-1514_EN_001H Landscape Masterplan
P22-1514_EN_002H-Sht3 Detailed POS Landscape Proposals
P22-1514_EN_003F-Sht3 Concept OnPlot Planting
P22-1514_EN_004D-Sht3 On-plot Tree Landscape Proposals

Updated Plan List dated February 2026

These should be read alongside the enclosed JRC Drainage Technical Note which demonstrates the neutral impact on the attenuation basin.

We trust that the enclosed information clearly demonstrates that the proposed amendments are non-material in nature. Should the case officer require any further clarification or wish to discuss the revisions in more detail, we would be pleased to assist.

Yours faithfully,

Paul Williams

Senior Planning Manager

David Wilson Redrow South West