

Cover Note – Non Material Amendment to PL/2022/09425 – Land at Elm Grove Trowbridge – February 2026 (Rev A)

This note sets out the reasoning and justification for non-material amendments being sought to the above reserved matters (RM) approval.

Changes being sought

The application requests the substitution of approved plans to reflect changes necessary to the scheme following a detailed review of engineering details, specifically in relation to the design and location of the sub-station, the underground elements of the pumping station and minor amendments to private driveways.

The Decision Notice includes condition 1:

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

All drawings and reports contained in the Plan List received by the Local Planning Authority on 12th November 2024 (dated November 2024)

*Arboricultural Report, prepared by Silverback Consultancy Ltd and dated April 2024
Addendum to Arboricultural Report by Silverback Consultancy Ltd and dated 6th November 2024*

The proposal is to revise condition 1 so that it refers to the enclosed, amended plan schedule and the plans listed, as provided in this submission i.e. revise the condition to read:

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

All drawings and reports contained in the Plan List received by the Local Planning Authority on xxx (dated February 2026)

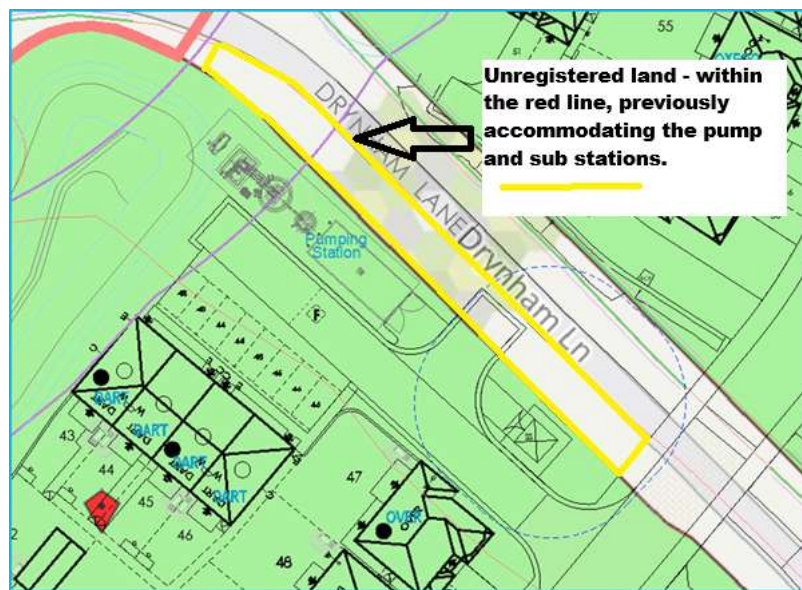
*Arboricultural Report, prepared by Silverback Consultancy Ltd and dated April 2024
Addendum to Arboricultural Report by Silverback Consultancy Ltd and dated 6th November 2024*

This note sets out the necessary changes and provides justification for them being considered as non-material amendments.

Reasons for changes

Through the development of the detailed design and implementation of the foul sewerage pumping station and substation for the development. Our legal searches found that the previously approved position on the development straddles a section of unregistered land that sits besides Drynham Lane in this area. It is a requirement of both pieces of infrastructure that they are transferred to their adopting authority. The presence of the unregistered land within the footprint of each element would have prevented this.

The extract below shows how the pump station and substation have been repositioned to fit within the registered title (green land)



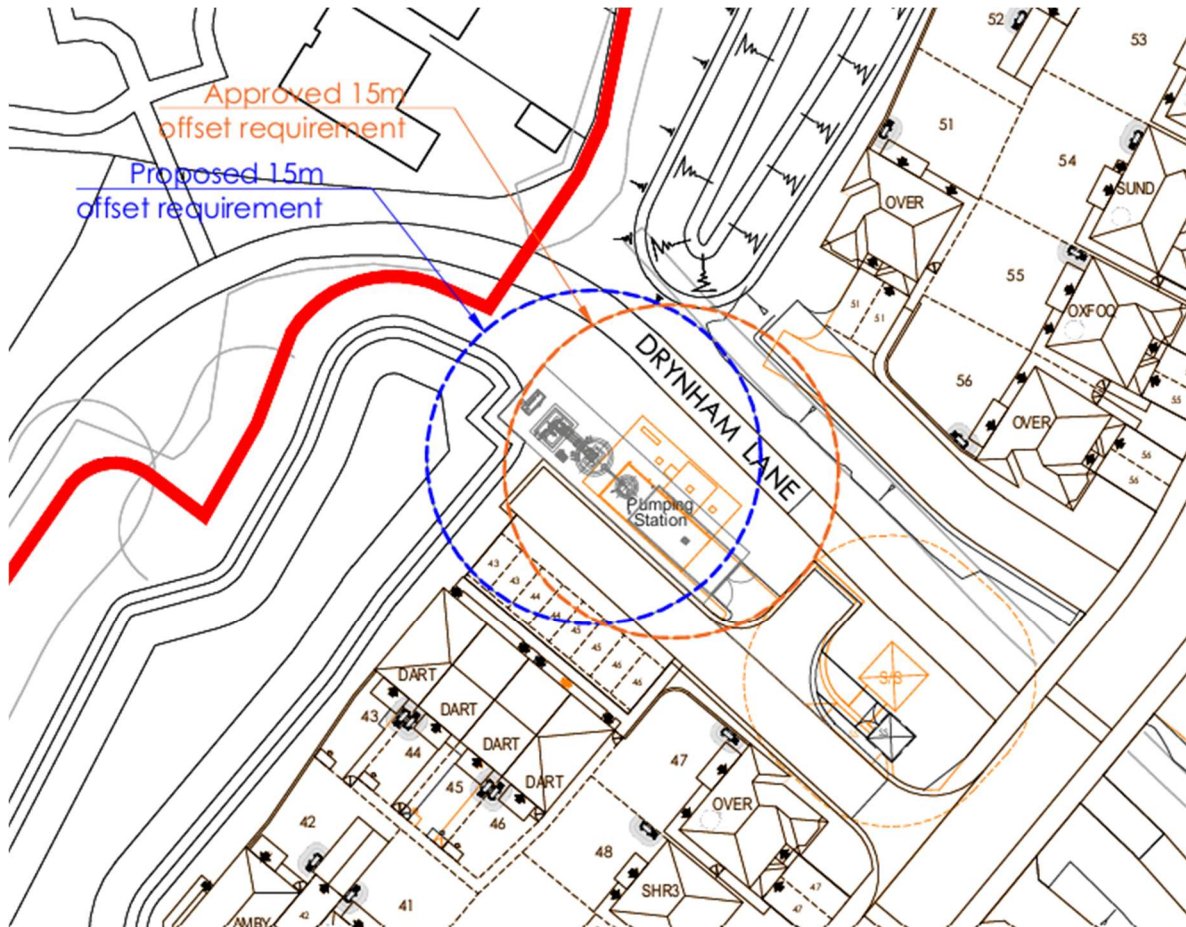
The pump station arrangement has needed to be elongated, and as such a very minor encroachment into the attenuation basin has been required. We include associated calculations and a statement from JRC to demonstrate this encroachment has no material impact on the performance of the attenuation basin or storage capacity.

The title issue means that we have needed to make minor amendments to the position and layout of these assets as shown on the new plans. In order to fit the substation in the allowable space, it needs to be reduced in its footprint. Due to the limits on available footprint and the need maintain a minimum distance to the proposed residential properties, the external appearance has had to change from the approved brick to GRP. There isn't sufficient space to house the sub-station in brick work.

For the same reason, the shape of the driveways serving Plots 38, 39 & 51 has had to change to bring them out of the unregistered title and into Redrow Homes registered land.

The essential planning, engineering and landscape drawings have been updated to reflect these changes.

An overlay of the approved RM planning layout (orange) and the proposed changes below (black) is provided below.



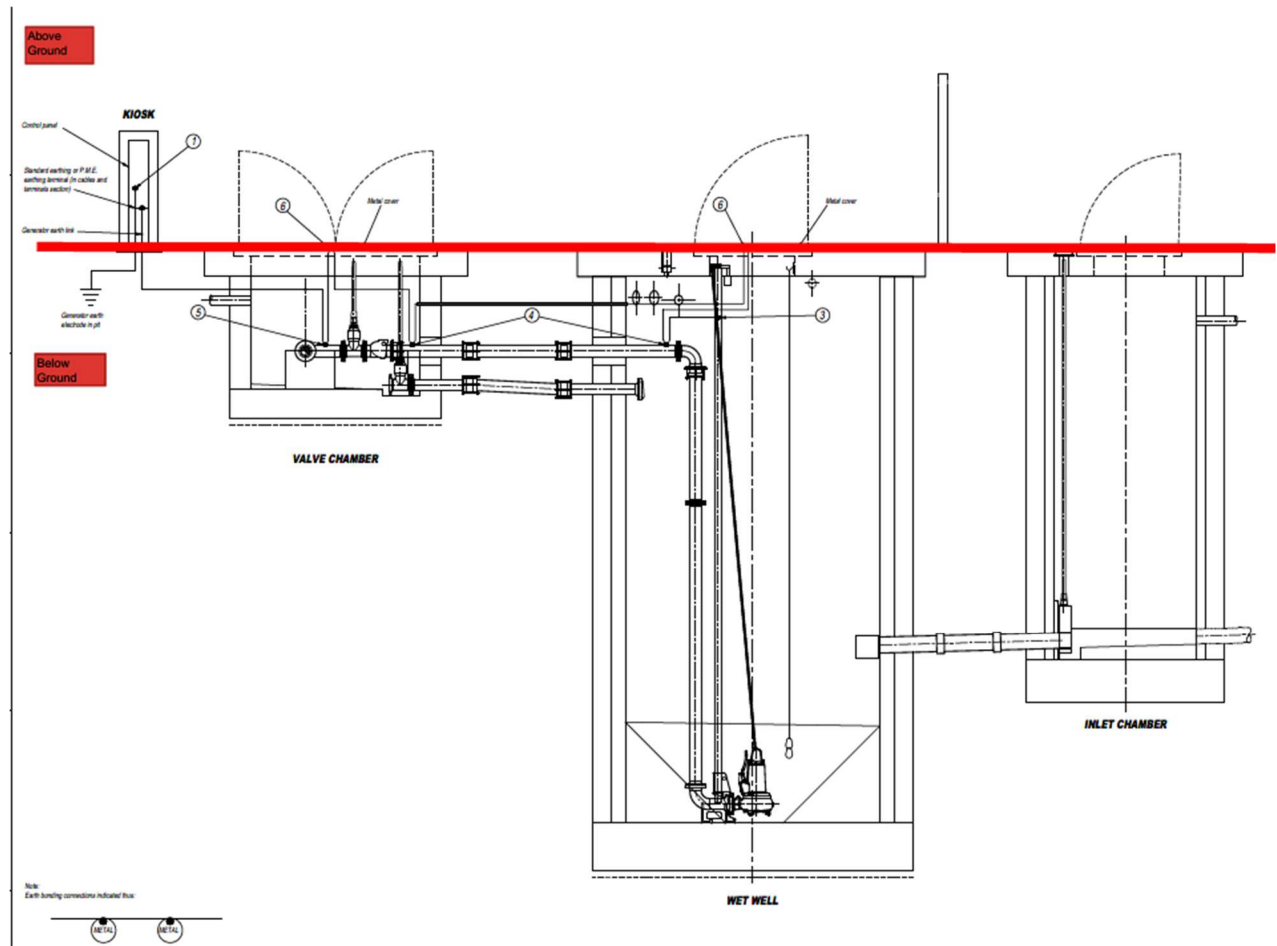
These show the permitted layouts alongside those proposed through this NMA.

The plans below show the approved RM layouts and landscape with those proposed through this NMA.

Notes on Pumping Station

The pumping station is a predominantly underground piece of apparatus.

The plan extract below shows a cross section of the proposed installation, with the red line representing the ground. This shows minimal equipment above ground.



The photograph below shows an installation on a different site, but it is representative of what will be seen above ground, albeit that the proposed pumping station will be fenced and screened with hedgerows/trees.



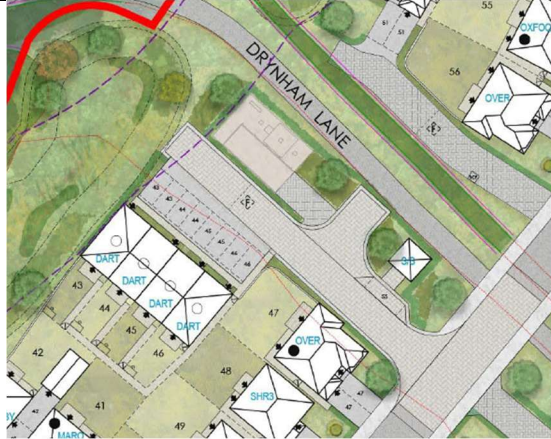
There is no set requirements for off-sets for this type of installation, however as a general guide, there is an expectation that they should be sited at least 15m away from residential buildings. Anglian Water normally treats developments within 15 m of a recycled-water pumping station as requiring assessment due to odour and nuisance risk. This does not prohibit development within 15 m, but it shows 15 m is a meaningful operational buffer used by a major water company.

In this case the revised pumping station is c 30m from the nearest residential building.

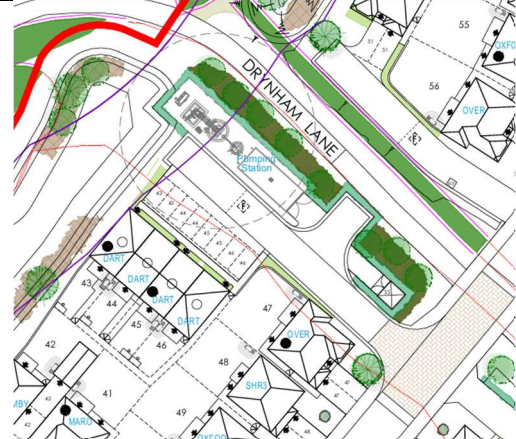
Noise impacts are generally deemed acceptable beyond the 15m buffer, but it is important to note that the mechanisms will be over 4m beneath the ground.

Changes to Sub Station and Pumping Station

Original RM Planning Layout Extract



Proposed Plan Extract



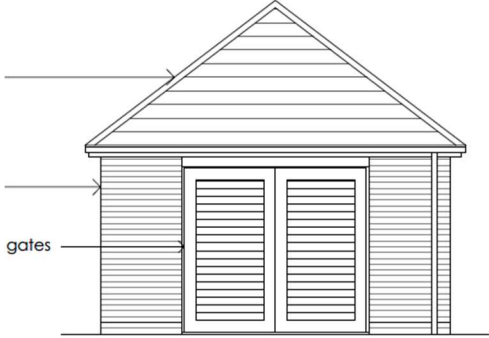
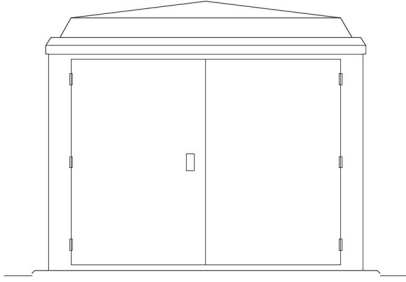
NMA layout required to avoid unregistered land adjacent to Drynham Lane. Allows for additional planting and greater separation to Drynham Lane.

Original RM Landscape Plan Extract



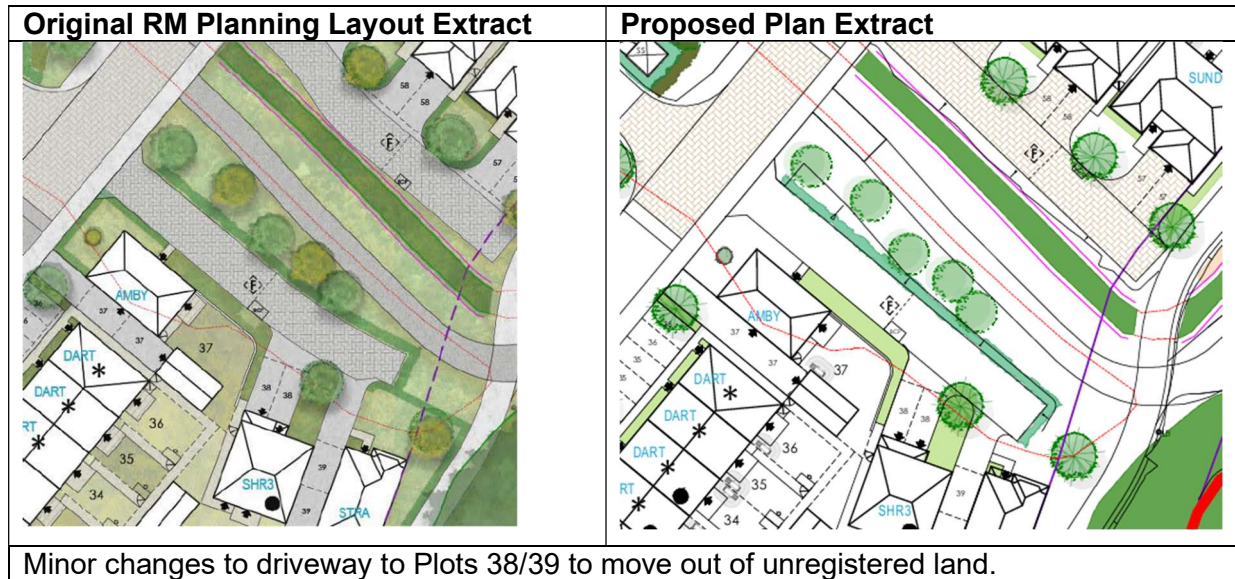
Proposed Plan Extract



Original RM Plan Extract	Proposed Plan Extract
	
Substation materials revised to GRP (Green) – needed to fit in to smaller available footprint – mitigated through additional planting.	

Change to Driveways

Original RM Planning Layout Extract	Proposed Plan Extract
	
Minor changes to driveway to Plot 51 to move out of unregistered land.	



Summary of Changes

As is evident from the above, the following changes are proposed, with justifications and conclusions being drawn on their materiality.

Change	Mitigation	Conclusion on Materiality
Pump station moves south-west, away from the Drynham Lane boundary. It elongates and encroaches slightly on the shape of the attenuation basin.	Additional buffer to Drynham Lane. Allows for more substantial and wider areas of replacement trees and hedgerows. Above ground impacts are minimal – see photo above for equipment that will be seen above ground. Minimum off sets to all residential accommodation will be maintained. Impacts on attenuation basin are neutral – see enclosed note produced by site engineers – JRC.	Non-material. Positive enhancement of ability to screen the pumping station from public views.
Sub-station moves south-west.	Additional buffer to Drynham Lane. Allows for more substantial and wider areas of replacement trees and hedgerows. Additional screen hedgerow planting provided on south-east and south-west elevations to mitigate change from brick enclosed to GRP. The housing	Non-material. Neutral due to additional hedge screening and enhanced planting to Drynham Lane.

	will be in green. Notably sub stations can be constructed under permitted development rights by statutory undertakers with no control over materials.	Impacts limited to within the site, no impacts on external/public views into the site.
Driveway changes	The changes maintain the distance of the driveways from Drynham Lane.	Neutral – non material.

Conclusion

The proposed changes to the layout of the substation, pumping station and driveways are driven by the need to avoid unregistered land, which the statutory undertakers would otherwise refuse to adopt. This does not impact on our ability to landscape within the unregistered areas. Similarly, slight revisions to the driveways are necessary to avoid future conveyancing issues.

The proposals are considered to be non-material for the reasons set out above and within the supporting technical note on drainage. They will have negligible impacts on public views into the site and in the case of the sub and pumping stations, allow for enhanced planting along the boundary with Drynham Lane.

A revision to condition 1 of the RM approval is sought as set out above, with reference to the appended revised plans list.

Plans submitted with this NMA

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

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