

The Town and Country Planning Act 1990
Approval of non-material change to a planning permission
Application Reference Number: PL/2026/00806
Decision Date: 26/02/2026

Applicant:	Mr Paul Williams Redrow House, West Point, Great Park Road, Bristol , United Kingdom, BA14 0PL
Particulars of Development:	Non-material Amendment to the approved reserved matters consent for Land at Elm Grove, Trowbridge. Substitution of a series of approved plans in order to reflect essential, but minor, technical adjustments identified following detailed engineering review.
At:	Land at Elm Grove, Trowbridge

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.

- 1 The proposed changes would not impact the developments overall appearance and character and would not materially affect the operation and outcome of the attenuation basin, pumping station and substation and parking to future occupiers. The changes are relatively small and proportionate when compared against the original permission and would not require substantial reworking and would comply with relevant policies. The proposed changes would maintain the integrity of the original approved development with regards to the original design principles and would ensure that the broad objectives of the planning permission remain intact.

- 2 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Planning Authority on 12th November 2024 (dated November 2024) under application reference number PL/2022/09425 unless superseded by the following which were received by the Local Planning Authority on 5th February 2026:

1955_1101F_Trowbridge_Planning Layout 1 of 4

1955_1102D_Trowbridge_Planning Layout 2 of 4

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 On Plot Planting

P22-1514_EN_004D-Sht3 On-plot Tree Landscape Proposals

Cover Note received on 17th February 2026

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

Nic Thomas - Director of Planning, Economy and Regeneration

