

PD14933/CB/HH/NW

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30 April 2026

Dear James,

SMO UKI, RAIL INFRASTRUCTURE, NEW CHIPPENHAM FACILITY: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – APPROVAL OF DETAILS PURSUANT TO CONDITIONS 10 (SOFT LANDSCAPING), CONDITION 12 (HARD LANDSCAPING), CONDITION 13 (EARTHWORKS) AND CONDITION 19 (EV CHARGING) OF PLANNING PERMISSION REF: PL/2024/03204

On behalf of Siemens Mobility Limited (*“the Applicant”*), please find enclosed an application (*“the Application”*) for the approval of details pursuant to Conditions 10 (Soft Landscaping), 12 (Hard Landscaping), 13 (Earthworks) and 19 (EV Charging) of planning permission ref: PL/2024/03204, which was granted by Wiltshire Council on 25 October 2024.

This Application relates to the partial discharge of conditions to secure revised details in accordance with amendments sought via non-material amendment application ref: PL/2026/01800. Unless specified under this Application, all other details remain as already discharged.

BACKGROUND

On 25 October 2024, planning permission (Ref: PL/2024/03204) was granted for:

“The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works.”

The Planning Permission was granted subject to a number of conditions and a Section 106 legal agreement.

A non-material amendment application was approved by Wiltshire Council on 19 March 2025 (Ref: PL/2025/01624), which secured amendments to the Relocatable Equipment Building (REB) yard, the removal of a hydrant main and associated structures, amendments to the attenuation pond and earthworks strategy alongside other de-minimis elevational changes in response to detailed design progression.

A further non-material amendment application was approved on 13 February 2026 (Ref: PL/2026/00317), which secured amendments to the roof level terrace.

On 17 March 2026 a non-material amendment application was submitted to secure final site-wide alterations that have arisen through the detailed design and construction process. This application was validated on 8 April 2026 (Ref: PL/2026/01800).

A number of the amendments proposed under application ref: PL/2026/01800 have knock on impacts on the details previously approved via condition discharge applications. This Application, therefore, includes the submission of revised drawings to ensure that the details provided for the discharge of conditions are fully aligned with the amendments proposed under the concurrent non-material amendment application (Ref. PL/2026/01800), to ensure consistency between the approved condition details and the proposed changes.

All proposed changes to documents and drawing revisions are detailed within this letter, along with the corresponding revised references. For clarity, all other previously approved documents listed on the relevant decision notices and not referenced within this application remain unchanged and the development will continue to be implemented in accordance with those approved details.

[Condition 10 \(Soft Landscaping\)](#)

Details pursuant to Condition 10 (Soft Landscaping) (Ref: PL/2024/10715) were approved on 26 March 2025.

Amendments to the approved soft landscaping scheme include the removal of the bund located to the north of the building, along with minor changes to areas previously identified as concrete on the approved Site Masterplan (SMC-AHR-EX-ZZ-D-L-008104_P19-B), which are now proposed to be landscaped with grass.

Table 1 below outlines the approved condition discharge drawings that are to be revised to reflect the amendments sought by the current NMA, for which a partial re-discharge of Condition 10 is sought:

DOCUMENT / DRAWING TITLE	DOCUMENT / DRAWING REF	APPROVED	REVISED
Soft Landscape Masterplan	SMC-AHR-EX-ZZ-D-L-008121	Rev P07	Rev P09
Soft Landscape Plan 01	SMC-AHR-EX-ZZ-D-L-008122	Rev P06	Rev P07
Soft Landscape Plan 02	SMC-AHR-EX-ZZ-D-L-008123	Rev P06	Rev P07
Soft Landscape Plan 03	SMC-AHR-EX-ZZ-D-L-008124	Rev P06	Rev P07
Soft Landscape Plan 04	SMC-AHR-EX-ZZ-D-L-008125	Rev P07	Rev P08
Soft Landscape Plan 05	SMC-AHR-EX-ZZ-D-L-008126	Rev P07	Rev P08

Table 1: Table of approved and revised drawings for Condition 10

[Condition 12 \(Hard Landscaping\)](#)

Details pursuant to Condition 12 (Hard Landscaping) (Ref: PL/2025/07073) were approved on 20 October 2025.

Amendments to the approved hard landscaping details include minor changes to the parking layout and approved boundary treatments, including main entrance gates, amendments to perimeter fencing and the removal of a turnstile and pedestrian gates within the line of the fencing.

Table 2 below outlines the approved condition discharge drawings that are to be revised to reflect the amendments sought by the current NMA, for which a partial re-discharge of Condition 12 is sought:

DOCUMENT / DRAWING TITLE	DOCUMENT / DRAWING REF	APPROVED	REVISED
Hard Landscape Masterplan	SMC-AHR-EX-ZZ-D-L-900301	Rev C03	Rev C04
Boundary Treatment Plan	SMC-AHR-EX-ZZ-D-L-008106	Rev P14	P17
A&G Vertica Retaining Wall	Specification Document, Ref: 25-5980-F1 QP06 Proposal Rev A	N/A - New drawing, not previously approved	Rev A

Table 2: Table of approved and revised drawings for Condition 12 (Hard Landscaping)

Condition 12 (External Structures)

The approved Site Masterplan (SMC-AHR-EX-ZZ-D-L-008104_P19-B) includes a number of external structures, annotated by numbers 1 to 25, the details of which have been secured under Condition 12. Details of external structures were approved to partially discharge Condition 12 on 14 July 2025 (Ref: PL/2025/04349).

Further amendments have been made to various external structures for operational purposes. Details of these amendments, including the addition and removal of certain external structures, have been submitted under the current non-material amendment application (Ref: PL/2026/01800) and are also included within this Application to enable the partial re-discharge of details pursuant to Condition 12.

DOCUMENT / DRAWING TITLE	APPROVED DOCUMENT / DRAWING REF	REVISED DOCUMENT / DRAWING REF
Racking Storage Covered (identified as No. '12' on the Site Masterplan)	SMC-AHR-EX-ZZ-D-L-2084 Rev C01	SMC-AHR-EX-ZZ-D-A-2084 Rev C02
Environmental Chambers Plant Compound (identified as No. '9' on the Site Masterplan)	SMC-AHR-EX-ZZ-D-A-2089 Rev C01	SMC-AHR-EX-ZZ-D-A-2089 Rev C05
Test Track Control Equipment Enclosure (identified as No. '5' on the Site Masterplan)	SMC-AHR-EX-ZZ-D-L-2083 Rev C01	3241-01 PLAN Gatehouse MODULEK 3241-03 ELEV Gatehouse MODULEK See also images references: 20260434_094552 20260434_094534 20260434_094608 20260434_094631
Bin Store Details (identified as No. '24' on the Site Masterplan)	N/A - New drawing, not previously approved	SMC-AHR-EX-ZZ-D-L-9049 Rev C01
Nitrogen Tank Specification (identified as No. '25' on the Site Masterplan)	N/A - New drawing, not previously approved	A-SE TD200
Nitrogen Tank Specification (identified as No. '25' on the Site Masterplan)	N/A - New drawing, not previously approved	VIE 17 SKID datasheet
R and D Modular Equipment Housing Container (identified as No. '23' on the Site Masterplan)	N/A - New drawing, not previously approved	Specification for MEH MK2 Building

Table 3: Table of new, approved and revised drawings for Condition 12

The Application also seeks the removal of the LOC storage building (Drawing Ref. SMC-AHR-EX-ZZ-D-L-2086-C01), identified as No. '12' on approved Site Masterplan, located within the Relocatable Equipment Building (REB) Yard, which is no longer required.

Condition 13 (Earthworks)

Details pursuant to Condition 13 (Earthworks) (Ref: PL/2024/11109) were approved on 28 March 2025.

Amendments to the approved earthworks scheme includes the removal of the bund located to the north of the building, to the east of the site access, whereby during the earthworks stage of construction it was determined that the bund is no longer required.

Table 4 below outlines the approved condition discharge drawings that are to be revised to reflect the amendments sought by the current NMA, for which a partial re-discharge of Condition 13 is sought:

DOCUMENT / DRAWING TITLE	DOCUMENT / DRAWING REF	APPROVED	REVISED
Proposed Finished Levels Sheet 1	SMC-BWB-ZZ-XX-D-C-0600	Rev C8	Rev C17
Proposed Earthworks Strategy Sheet 1	SMC-BWB-ZZ-XX-D-C-1115	Rev C7	Rev C11
Proposed Formation Levels Sheet 1	SMC-BWB-ZZ-XX-D-C-1110	Rev C5	Rev C12
Indicative Underside Strata Longsections Sheet 1	SMC-BWB-ZZ-XX-D-C-0660	Rev C2	Rev C2

Table 4: Table of approved and revised drawings for Condition 13

Condition 19 (Electric Vehicle Charging)

Details pursuant to Condition 19 (EV Charging) (Ref: PL/2025/05184) were approved on 1 September 2025.

Amendments to the approved EV charging details include the reconfiguration of EV accessible parking bays.

Table 5 below outlines the approved condition discharge drawings that are to be revised to reflect amendments sought by the current NMA, for which a partial re-discharge of Condition 19 is sought:

DOCUMENT / DRAWING TITLE	DOCUMENT / DRAWING REF	APPROVED	REVISED
External Electrical Services Layout	SMC-MOR-EX-ZZ-D-E-7001	C03	Rev C10

Table 5: Table of approved and revised drawings for Condition 19

Informative 02 (Biodiversity Net Gain)

Biodiversity Net Gain details were approved under Informative 02 (Ref. PL/2024/11355) on 25 January 2025.

It has been confirmed by the Applicant's Ecologist, Engain, that the proposed changes to soft landscaping as part of the current non-material amendment application, as shown on the revised soft landscaping drawings pursuant to Condition 12, should be regarded as an ecological enhancement, particularly where hardstanding has been amended to grassed area. Replacing impermeable sealed surface with permeable grassland has increased benefits, including enhanced surface water infiltration, while also offering greater habitat value than the existing hardstanding.

Furthermore, the additional grassed area proposed in place of approved hardstanding falls within the categories of modified grassland or equivalent low-distinctiveness grassland types and does not alter the Biodiversity Net Gain calculation outcome, as both habitat types carry a biodiversity unit value of zero. Accordingly, the change represents an ecological benefit without affecting the approved BNG Metric.

ADMINISTRATIVE MATTERS

This Application is submitted via the Planning Portal (Ref. PP-14757288).

The application fee of £400.00 (including £91.00 Planning Portal administration fee) has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023 and payment has been made online.

We look forward to receiving acknowledgement of the registration of the Application shortly. In the interim, should you have any queries or require any further information, please do not hesitate to contact Harriet Humphrey (harriet.humphrey@montagu-evans.co.uk / 07826 552 594) or Nathan Wilson (nathan.wilson@montagu-evans.co.uk / 07387 542303) at this office.

Yours sincerely,

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MONTAGU EVANS LLP

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