

Our ref: 097_Rowden Park Phase 3

17th April 2026

James Taylor
Planning Directorate
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Mr Taylor

RE: Rowden Park Phase 3 Non Material Amendment

I write on behalf of Redcliffe Homes, who own and are developing much of southwest Chippenham for housing development, including Rowden Park Phase 3.

This letter supports an application made under S96A of the Town and Country Planning Act 1990, which allows an LPA to alter approved plans attached to a planning permission if they are satisfied the proposed change, is not material.

Following the grant of outline planning permission in March 2017 (ref: 14/12118/OUT) and subsequent Reserved Matters approval in November 2023 (ref: 20/02326/REM), Redcliffe Homes is now constructing on site on Phase 3.

An issue has come to light whereby there is a conflict between the Affordable housing tenures, as approved and the plots which have been transferred to the affordable housing provider under contract.

To correct this issue, it is proposed to change the Affordable Housing Layout Plan and the Coloured Site Layout Plan. The approved plans are currently Affordable Housing Layout Phase 3 AHL.03 Rev J and Coloured Site Layout Plan CSL.03 Rev K.

The proposed change is to swap plots 145 & 146 with 147 & 148.

Plots 145 & 146 were formally Shared Ownership and now identified as Affordable Rent.

Plots 147 & 148 were formally Affordable Rent and now identified as Shared Ownership.

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No physical changes are proposed to the buildings or landscaping. The proposal is simply to swap the uses of the affordable plots by switching the yellow and blue asterisks icons.

I enclose a letter of support from Alison Barnes in the Housing Enabling Team, who are to take ownership of the specific plots and who have identified the conflict

As a consequence of the change, the following updated drawings are included.

- Affordable Housing Layout Phase 3 AHL.03 Rev K
- Coloured Site Layout Plan CSL.03 Rev L.

This proposed amendment, is considered non-material in nature and capable of resolution under S96A of the Act.

Yours sincerely,

David Hagan MTCP (Hons) MRTPI
Planning Manager
Redcliffe Homes Limited

Enc

- Affordable Housing Layout Phase 3 AHL.03 Rev K
- Coloured Site Layout Plan CSL.03 Rev L.
- Letter of support from Alison Barnes in the Wiltshire Council Housing Enabling Team