

Date: **23rd April 2026**

SUBMITTED VIA PLANNING PORTAL

Dear Sir/Madam,

RE: LAND AT ROWDEN PARK, PATTERNDOWN ROAD, CHIPPENHAM

APPLICATION FOR NON-MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 IN RESPECT TO THE APPROVAL OF VARIATION OF CONDITIONS PL/2024/08632 AND PL/2025/03847

Bellway Homes hereby submits a S96A application seeking approval for minor design changes. For clarity, this NMA application is made under Section 96A of the Town and Country Planning Act 1990, in respect to the above site and development.

This application has been submitted via the Planning Portal (ref: PP-14856991 and PP-14856826).

The Site

The site comprises of 225 units across two phases (phase 4 and phase 5).

Non-Material Amendment Proposals

- Retention of dormers on 'Webster' plots 8, 9, 10 & 11, 61, 62, 63, 64, 69, 70.
- Substitution of dormers with Modulite system on 'Webster' plots 81, 82, 84, 85, 86, 87, 115, 116, 159, 160, 185, 186, 198, 199, 222, 223.
- Change of façade materials as per the latest material layouts:

Phase 4:

Plots 1-91. There were 53 plots rendered but now 31 proposed. 22 have gone from render to stonework.

- Plots that were originally down as render –
1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,32,33,34,42/43,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,76,77,78,79,83,84,85,86,87,88,89,90,91.
- Plots that are still down as render -
1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,42/43,54,55,56,57,58,59,60,61,68,72,83,88,91.

- Plots that are no longer rendered – 32,33,34,61,62,63,64,65,66,69,70,71,76,77,78,79,84,85,86,87,89,90.

Phase 5:

Plots 92-225. There were 23 plots rendered but now only 7. However some that we render have gone to stone, but some stone plots are now rendered.

- Plots that were originally down as render – 97,98,111,112,113,114,115,116,123,124,125,190-195,196,197,198,199,202,203,205,213,214,215,216,217.
- Plots that are still down as render – 197 (but now fully rendered), 217 (but now fully rendered).
- New plots changed to render – 95,96,158,170,220.
- Plots that are no longer rendered – 97,98,111,112,113,114,115,116,123,124,125,196,198,199,200,203,205,213,214,215,216.

Drawings associated with this submission include:

- Phase 4 Materials Layout
- Phase 4 Site Layout 01.J
- Phase 5 Materials Layout
- Phase 5 Site Layout 01.K
- Webster_Dormers – Elevations
- Webster_Dormers – Floor Plans
- Webster_Dormers – Materials Floor Plans
- Webster_Modulite – Elevations
- Webster_Modulite – Plans
- Webster_Modulite – Materials Floor Plans